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Town of Fairfield - Special Election for FIRST SELECTPERSON
Tuesday, February

Christine VITALE				Tony Hwang				Matt Hallock / Write-In				Margin			Percent		
Ballot	EV	AB	Total	Ballot	EV	AB	Total	Ballot	EV	AB	Total	CV vs. TH	CV	CV	CV		
1,886	5,366	633	9,907	5,079	2,108	542	7,729	35	3	1	38	50.45%	7.14%	2.38%	56.05%		
53.47%	34.18%	6.31%		65.71%	27.27%	7.01%											
463	250	69	802	547	234	90	871	3									
50.00%	31.18%	8.60%		60.45%	27.27%	10.43%		90.45%	7.14%	2.38%							
601	267	77	1,025	643	174	37	854	4									
59.96%	26.18%	7.50%		68.00%	21.27%	4.38%		80.45%	7.14%	2.38%							
671	327	96	1,094	690	200	40	930	5									
61.91%	30.18%	8.95%		68.80%	27.27%	5.56%		85.00%	7.14%	2.38%							
426	232	69	733	547	196	37	770	6									
59.54%	31.18%	9.15%		68.00%	27.27%	5.56%		85.00%	7.14%	2.38%							
466	250	69	805	547	234	90	871	7									
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Lamont wants to extend R&D tax credit to more small businesses

BY GARY LARKIN / glarkin@westfairinc.com



Gov. Ned Lamont signs housing growth bill at Oak Grove Apartments in Norwalk last year. *Photo by Gary Larkin*

For small businesses in Connecticut, one of the biggest takeaways from Gov. Ned Lamont's State of the State address on Wednesday is a proposal to allow so-called "pass-through" entities to earn a R&D tax credit.

Allowing small businesses to access research and development tax credits is among the Lamont administration's policy priorities for the 2026 legislative session, according to the Connecticut Business & Industry Association. Extending the credit to small businesses is a key element of CBIA's 2026 Policy Solutions, which focus largely on small business needs.

Under current law, Connecticut offers a 1%-6% tax credit at the corporate level. This structure unintentionally strands thousands of pass-through entities such as LLCs, partnerships, and S-corporations. According to the CBIA, the governor's proposal evens the playing field for small businesses by allowing pass-through entities to earn a credit equal to 6% of qualifying R&D expenditures, subject to approval by the state Department of Economic and Community Development.

Under the proposal, tax credits for pass-through entities will be capped at \$25 million annually, with an additional \$1 million per-entity limit.

Expanding the R&D tax credit to pass-through entities helps keep startups from relocating, encourages reinvestment, and strengthens the state's innovation ecosystem, CBIA reported in a post-address analysis this week.

"For Connecticut's business community, this is exactly the kind of smart, targeted policy that promotes growth for thousands of small businesses," said CBIA Senior Policy Director Paul Amarone. "It rewards risk-taking, incentivizes research, and allows existing businesses in Connecticut to grow and expand."

"Lawmakers should seize this opportunity to modernize the R&D tax credit and reaffirm Connecticut's commitment to small businesses."

The governor's proposal also recognizes the realities faced by early-stage startup companies.

Many businesses operate at a loss in their early years as they hire talent, develop intellectual property, and introduce their products to the market.

This is particularly critical for biotech startups and smaller advanced manufacturing businesses, where research costs are high, workforce development is a critical piece of growth, and modernization is required to compete in a quickly evolving economy.

Because the credit applies to pass-

through entities, much of the revenue effect falls under the state's volatility cap, limiting exposure to the General Fund.

Other Lamont budget measures

Universal Preschool Endowment: The governor is proposing to move an additional 3% of revenue from the state pension paydown into the General Fund, and any surplus – estimated at \$300 million per year – will be deposited in our brand-new Universal Preschool Endowment. The fund will be seeded by the fiscal 2025 surplus.

Property tax credit: Lamont proposes an increase \$50 to the \$350 to the property tax credit. The credit was \$200 five years ago.

Aid to schools: Lamont's budget would add \$160 million to funding for schools, which means the state would have met the legislature's 10-year timeline for education cost sharing increases two years ahead of schedule.

Special education grants: The governor proposes \$14 million in incentive grants for districts to provide the highest quality special ed programming in-district. The fiscal 2027 budget includes an additional \$40 million to help subsidize support for those students.

New schools: The capital budget includes \$500 million for new schools.

Housing: Lamont wants to continue the annual \$400 million investment in housing – workforce, affordable, supportive, multi-family.

Rail improvements: Funding for commuter train improvements are increasing to \$1.2 billion in 2027, a three-fold increase from a few years ago.

Wf

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Westchester's chicken contradicts groundhogs and predicts early spring

BY PETER KATZ / pkatz@westfairinc.com

Cluxatawney Henrietta, a resident chicken at Westchester County's Alfred B. DelBello Muscoot Farm in Katonah, on Feb. 2 forecast there would be an early spring this year. Her prediction contradicted the forecasts earlier in the day from the groundhog Punxsutawney Phil in Gobbler's Knob, Pennsylvania, and Charles G. Hogg, a groundhog who lives at the Staten Island Zoo. Both Phil and Chuck saw their shadows during the morning, meaning they are predicting six more weeks of winter.

When Muscoot Farm Director Jonathan Benjamin checked, he found that Henrietta had laid an egg, which is her way of saying that an early spring is coming. She also made the early spring prediction in a letter she wrote in chicken-scratch and left for Benjamin to find.

Westchester County Executive Ken Jenkins said, "Groundhog Day with Cluxatawney Henrietta is a beloved Westchester County celebration that brings families and neighbors together at Muscoot Farm. The event celebrates community, curiosity, and the changing seasons. It stands as a reminder of how county traditions continue to bring people together year after year. Groundhog Day has become very special here and that's thanks to Henrietta."

According to Benjamin, "Groundhog Day has become one of the most anticipated events of the year at the farm, thanks to Cluxatawney Henrietta. It's always a joy to see visitors of all ages come together to support her and celebrate the occasion."

Now in its eighth year, Muscoot Farm's Groundhog Day celebration was complete with kid-friendly activities, tasty treats and plenty of farmyard fun.

"It started out as kind of a 'fever dream' idea but we made it into this 'little engine that could,'" Benjamin said of the Groundhog Day event. "This is one of the many events that happen at Muscoot Farm. We're open 362 days a year and we're so happy to see all of you come out even on the coldest days."

In her message to Benjamin, Henrietta wrote, in part, "From this cluckworthy moment, let us all proudly say, it's no longer Groundhog Day, it's Henrietta Day. An early spring's coming, I've made it quite clear, signed sealed and predicted by your favorite hen here."



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Westport Grand List of \$17B up 50% in 2025

BY GARY LARKIN / glarkin@westfairinc.com

WESTPORT – Due to the five-year property revaluation, the town's 2025 Grand List increased more than 50% over the 2024 list, according to Town Assessor Paul Friia.

For 2025 the Grand List came in at \$17,497,161,570 compared to the 2024 Grand List of \$11,616,471,195. Additionally, modest increases were noted in personal property and motor vehicles.

The hot real estate market since the end of the 2020-2021 pandemic is the primary reason for the large increase. Within the real estate Grand List, residential properties increased 60% and commercial properties increased 16%. These market-driven increases began in mid-2020 during COVID-19. Another nearby town that had a similar increase is Fairfield, which saw a more than 60% increase in residential property value and a 17% increase in commercial property values.

The Grand List is the sum of the net assessed value of all taxable property – real estate, motor vehicles, and personal property. Motor vehicles and personal property are valued annual-

ly, while real estate is updated based on the market values determined as of the town's Oct. 1, 2025 revaluation.

Included in the overall increase is a 1.2% increase in real estate assessment due to continued residential and commercial new construction as well as renovation activity that occurred within the last assessment year. Personal Property increased by just over 1%, suggesting a typical continued reinvestment in new and existing local businesses to include equipment and leasehold improvements. Motor Vehicles increased approximately 6%.

This year's overall increase is an indication that Westport continues to remain a community of great interest to businesses and new residents, Friia said.

“Westport’s Grand List jump is driven by a hot real estate market, with residential values up 60% and commercial up 16%.”



60 Nyala Farms Road LLC is the No. 2 property owner in Westport with \$95.94 million in assessed value. *Photo courtesy of The Ashforth Co.*

The current 2025 Grand List totals are:

Assessment	2025	% of List
Real Estate	\$16,633,912,370	95.06
Motor Vehicle	\$453,397,460	2.60
Personal Property	\$409,851,740	2.34
TOTAL	\$17,497,161,570	100%

Top 10 taxpayers – 2025 Grand List

Property Owners	Type of Property	Assessment
Connecticut Light & Power	Pers. Prop.	\$143,778,100
60 Nyala Farms Road LLC	Real Estate	\$95,954,500
Bedford Square Assoc LLC	Real Estate	\$51,583,400
Aquarion	Real Estate/Pers. Prop.	\$43,204,450
Equity One Westport Vill. Center	Real Estate	\$36,294,500
Compo Regency LLC	Real Estate	\$28,372,700
Heyman Ronnie F Trustee	Real Estate	\$26,880,700
Byelas LLC	Real Estate	\$26,504,400
Westport Riverside Assoc. LLC	Real Estate	\$25,763,900
Bridgewater Associates LP	Pers. Prop.	\$25,503,850

BUSINESS

Two real estate agencies merge

BY PETER KATZ / pkatz@westfairinc.com

Two separate operations under the ERA franchise have merged their operations. Lou Budetti, co-founder and owner of ERA Insite Realty, which is headquartered in White Plains, and Rob Levine, broker/owner of ERA Hart Sargis-Breen, which has offices in West Hartford, Newington and Berlin in Connecticut, announced that they have merged their companies.

With this announcement, the combined operations now include nine offices and nearly 200 agents serving New York and Connecticut. ERA Insite Realty Services was founded in 1985 by Louis and Debra Budetti and serves the Bronx along with Westchester, Putnam, Rockland and Dutchess

Counties in New York as well as Fairfield and New Haven Counties in Connecticut. They celebrated their 40th year in business in 2025.

Established in 1979, ERA Hart Sargis-Breen is led by Rob Levine who took over the company from previous owner Joanne Breen in 2020. The company was founded as an early ERA franchisee and is headquartered in West Hartford.

“Combining forces puts many more markets in play for our agents, while creating more referral possibilities and providing a larger pool of collaborative agents to work and grow with,” Budetti said.

According to Levine, “As we looked to the future, we realized that our shared core values and deep connec-

tions to our communities was a powerful shared platform to springboard market expansion in both states.”

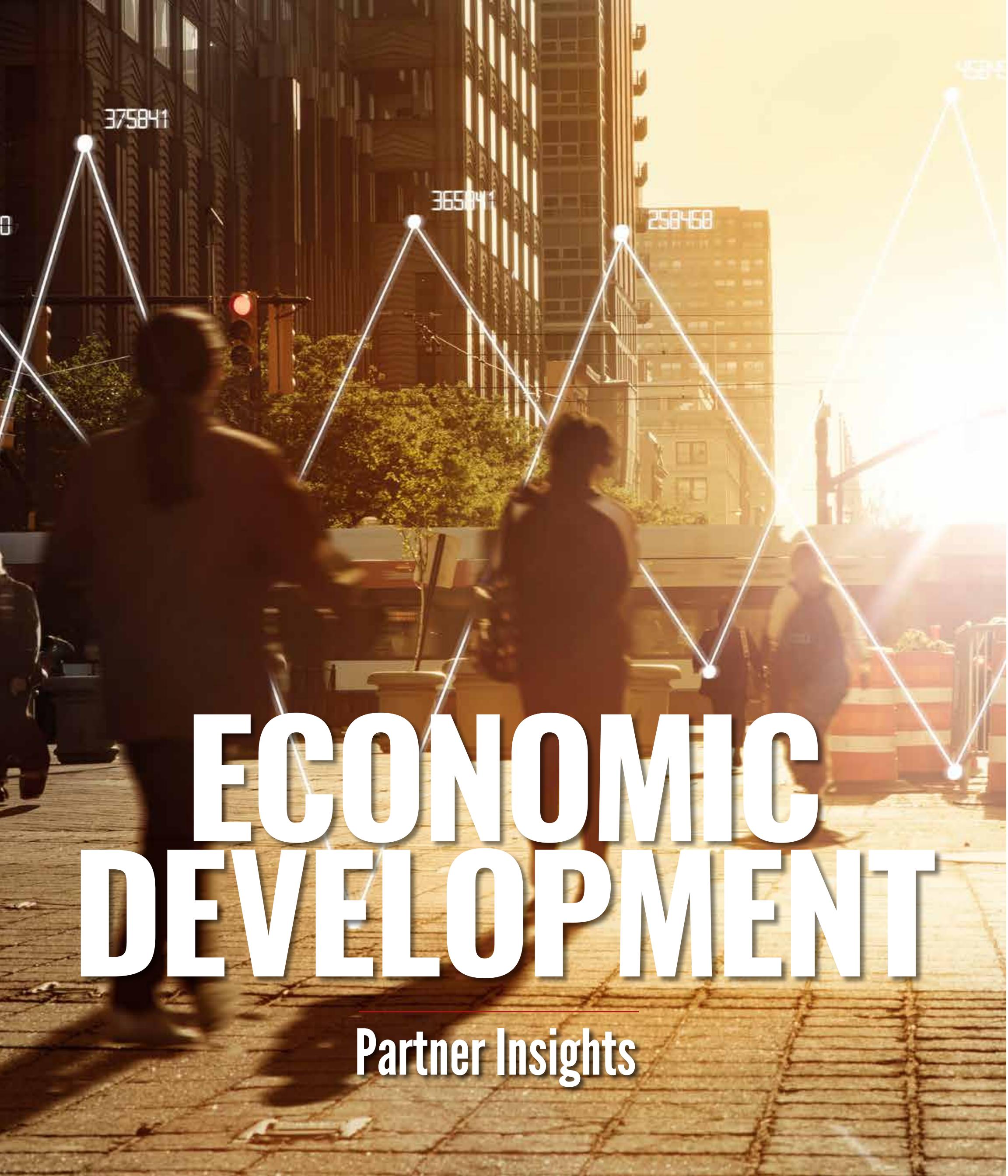
The new firm plans to expand into new territory including Massachusetts.

“We have a lot of room to grow, but our growth will come from building meaningful relationships and pursuing opportunities that make sense for our company,” Levine said.

The ERA network includes approximately 2,200 offices throughout the U.S. and 36 other countries and territories.

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Starting from Strength: How Enduring Values Power ELM's Next Chapter

"When you grow up around the business, you don't see it as a brand. You see it as people you've known all your life." - Bruce Moore, Jr.

Most family businesses are about more than profits and operations—they carry both the weight and the privilege of relationships. For Bruce Moore Jr., inheriting the unmatched work ethic of company founder Bruce Moore Sr., came with the responsibility to protect a reputation built on trust, handshakes, and deep community ties.

"My dad didn't cut corners, and that's why people trusted him—for decades," said Bruce Moore, Jr., current CEO and President, whose decision to step into leadership in 2018 felt less like a transition and more like a continuation—one grounded in values and respect earned over time.

As ELM moves into its fiftieth year and beyond, growth remains anchored in what has always mattered most: the people it serves, the outdoor environments it cares for, and the role it plays as a long-term business partner. "When you build personal relationships over decades, pride in the quality and consistency of the work becomes non-negotiable—and that pride, and that sense of care, is what shows up in award winning results year after year."

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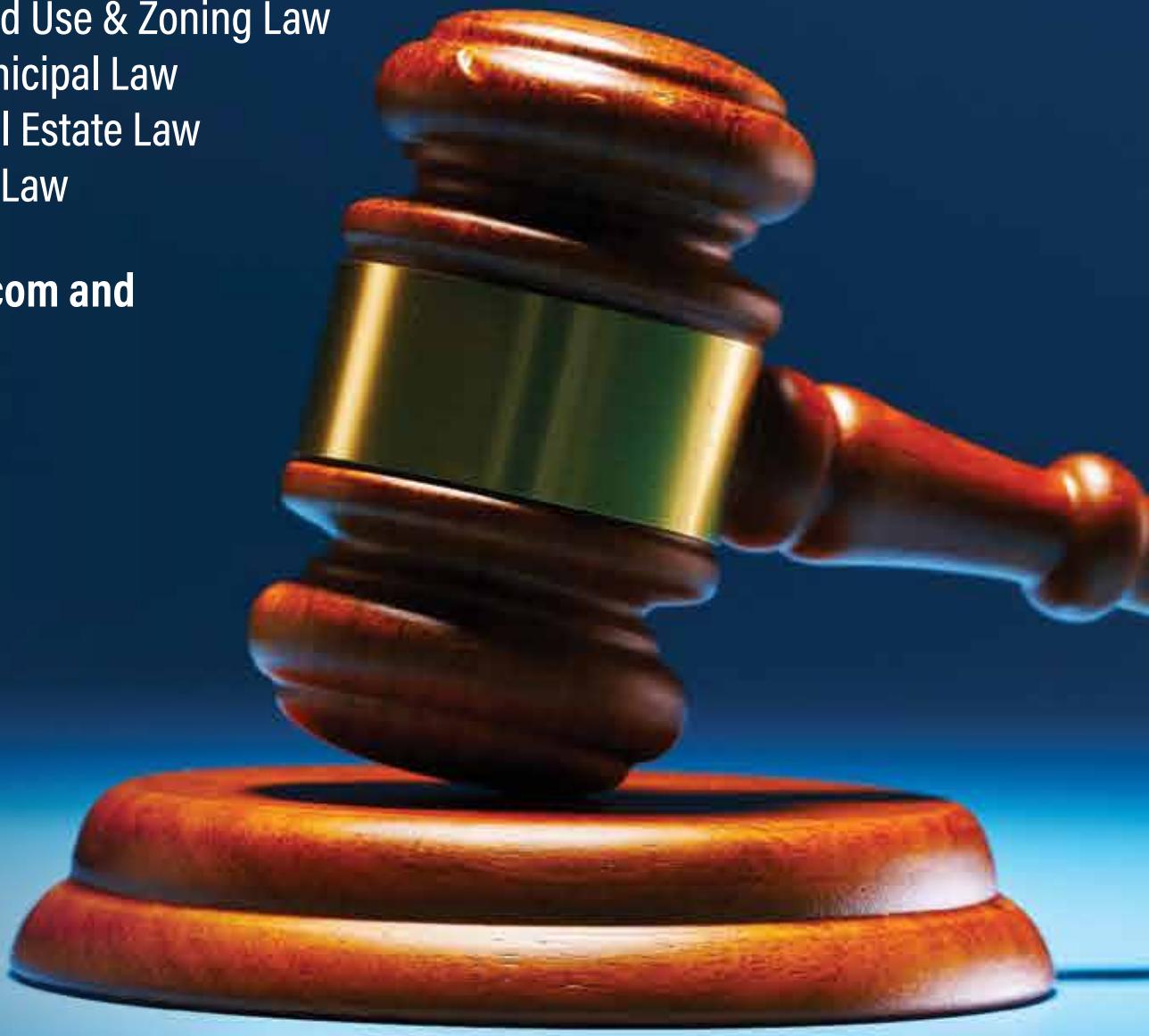
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With its highly skilled workforce and two outstanding private universities, Fairfield is the ideal choice for businesses seeking a deep talent pool. Just 50 miles from New York City, Fairfield affords easy access to Interstate 95 and the Merritt Parkway, both regional and international airports and an impressive commuter rail system anchored by three Metro-North train stations. Aside from its talented workforce, coveted location and unparalleled access, Fairfield possesses a nationally ranked school system, top-notch public services and an enviable quality of life. Consistently identified as one of the best places to live, Fairfield has a strong and diverse economy. It's easy to see why more than 3,000 businesses call Fairfield home.

Within a 25-mile radius of Fairfield's vibrant and walkable downtown, companies can draw upon a population of more than 500,000. Over 62 percent of Fairfield residents have college or advanced degrees, and Fairfield

boasts more management, finance and IT professionals per capita than New York City. And, with a combined enrollment of more than 13,000 students, Fairfield and Sacred Heart universities provide access to the rising talent that knowledge-based companies covet.

Attracting top talent demands amenity rich, vibrant places that integrate work with modern life. Fairfield affords employers and employees alike with urban-style amenities in a suburban setting. Fairfield's bustling downtown is home to a nascent arts scene, centered on the Fairfield Theater Company and newly restored SHU Community Theater, as well as charming shops and boutique stores. With over 200 local eating spots, Fairfield is a popular destination for foodies. Coupled with more than five miles of shoreline on Long Island Sound and more than 1,000 acres of parks and dedicated open space, it's easy to see why people choose to stay.

The town has embarked on an ambitious economic development strategy focused on mixed-use and transit-oriented development. New regulations permit a broad range of commercial uses as well as higher density residential and lower on-site parking requirements in recognition of the availability of mass transit. This focus on transit-oriented development has already spurred new investment activity, with 750,000 square feet of mixed-use development including 400 residential units having been built within the past few years. Another 700+ units are in construction or approved to be built.

To learn more about commercial opportunities and how you can become a part of this dynamic and forward-thinking community, please visit our website or contact the Fairfield Department of Economic and Community Development at 203-256-3120 or mbarnhart@fairfieldct.org.

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Regeneron reports \$14.3B in 2025 revenues; net income of \$4.5B

BY PETER KATZ / pkatz@westfairinc.com



Tarrytown-based pharmaceutical company Regeneron has reported revenues for 2025 of \$14.3 billion, an increase of 1% over the revenues for 2024. Revenues for the fourth quarter of 2025 increased 3% over what they were in the fourth quarter of 2024, reaching \$3.9 billion. Net income for 2025 was \$4.5 billion, compared with \$4.4 billion for 2024. In the fourth quarter of 2025, the net income was \$845 million compared with \$918 for the fourth quarter of 2024.

"Regeneron performed well in 2025, with financial strength driven by our four blockbuster medicines and future growth supported by our exciting late-stage clinical portfolio," said Leonard S. Schleifer, the company's president and CEO. "In the fourth quarter, we secured label expansions and new filler solutions for EYLEA HD, further enhancing its commercial potential. Dupixent received new approvals in Japan and Europe and is currently the most widely used innovative branded antibody medicine, with over 1.4 million active patients worldwide. Libtayo also secured additional approvals and continues to be the leading immunotherapy for non-melanoma skin cancers. Our current success is underscored by decades of investment in innovative science and technology, setting us up for exciting data read-outs and potential approvals in 2026 in a broad range of diseases."

Regeneron reported that it has approximately 45 product candidates in clinical development, including a number of marketed products for which it is investigating additional indications.

Regeneron noted that it plans to invest approximately \$2 billion to develop a state-of-the-art bulk manufacturing facility in Saratoga Springs, New York, expected to create 1,000 high-paying jobs and to significantly expand manufacturing capacity.

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**Christine
VITALE**

	Ballot	EV	AB	Total
633	9,907	5,079	2,108	7,729
633	65.71%	27.27%	7.01%	
547	234	90	871	
643	174	37	854	
680	1,002	76		
680	726	43		
547	547	22		
690	690	15		
690	690	40		
696	696	48		
835	835	62		
828	828	60		
1,025	1,025	77		
1,047	1,047	40		
1,046	1,046	47		

Tony Hwang

Matt Hallock / Write-in

Ballot EV AB Total

38 3 1

90.48% 7.14% 2.38%

B Total

17,678

Margins

CV vs. T

2,178

① Vitale defeats Hwang in Fairfield first select person special election

“Democracy ruled today... Fairfield is at a crossroads and they have spoken. They’re looking to take a path forward.”

— Christine Vitale

This story has been updated to include GOP candidate Sen. Tony Hwang's comments.

FAIRFIELD – Incumbent First Selectperson Christine Vitale defeated Republican challenger Sen. Tony Hwang handily in a special election for the town's top seat. The Democrat took the seat in a landslide with 56% of the vote to Hwang's 44%, according to unofficial results Tuesday night.

“I always had the official title,” an exuberant Vitale said after her acceptance speech at H. Smith Richardson Golf Course's Boca Grille and Raw Bar. “Nothing for nothing, I was appointed per state statute in the town charter. It definitely feels it's a honor to be elected by the electorate and I'm excited just to continue the work. We have a lot going on in town right now.”

In her acceptance speech, Vitale, who was appointed to be acting first selectman by Bill Gerber prior to his stepping down after he was diagnosed with a brain tumor, thanked her family, campaign manager Erin Lopez and the rest of the team of volunteers who helped her pull out the victory.

“To reiterate, we did it!” she exhorted. “This was our campaign. I mean every single person in this room contributed. I've got my playgroup people who we met through our kids. I've got my family, my kids, the best staff in the first selectman's office.”

She showed the relief of a successful end of an intense 7-month campaign.

“Democracy ruled today,” Vitale told the crowd. “I want to thank those petitioned for that special election because it gave us an opportunity for the people to have their voice. It was a rough seven months to be first selectperson.”

She made a point of saying her administration is ready to move forward after the

campaign. “Fairfield is at a crossroads and they have spoken today,” she said. “They are looking to take a path forward. They're not looking to go back. They are looking to plan.”

“Planning for future generations is why I got into public service all those years ago for my kids, who are here tonight. I was on the Board of Education because I wanted them to have an amazing educational experience. I wanted future generations of Fairfield kids to have a great educational experience.”

In total, Vitale took 9 of the 10 town's districts by a margin of 2,178 votes (9,907-7,729), including absentee and early voting ballots. Nearly 40% of the electorate turned out to vote for a total of 17,678 ballots cast, according to the unofficial tally. Petitioning candidate Matthew Hallock garnered 42 votes, or 0.2%.

Hwang called Vitale with a concession following her acceptance speech.



Fairfield First Selectperson Christine Vitale celebrates with her son as her daughters take selfies and take in the victory on Tuesday, Feb. 3.



DTC Chair Steven Sheinberg called Vitale's special election the Super Bowl of elections for Fairfield.

During his speech to supporters at Elicit Brewing Tuesday night, the GOP candidate asked for unity.

“I want her to succeed for all of Fairfield residents,” he said in the speech that was carried live on News 12. “I stand ready always to support any effort that will strengthen our town and deliver the quality of life that every resident deserves.”

Steven Sheinberg, DTC Chair, officially broke the news of Vitale's victory holding a football in his hand and he stood on top of a chest.

“How sweet it is,” Sheinberg said.

“The people of Fairfield have spoken loud and clear. The margin of Christine's victory is a political landslide. Congratulations, Madame First Selectperson. I have been saying for sometime that this election was the Super Bowl of Fairfield politics. And we elected Christine Vitale. And you won the game and the race. Time to spike the football.”

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CT hospitals 'concerned' about proposed hospital tax in Lamont budget

BY GARY LARKIN / glarkin@westfairinc.com

WALLINGFORD – As Gov. Ned Lamont prepares to give his State of the State address today, the Connecticut Hospital Association (CHA) expressed serious concern over his FY 2027 budget adjustment proposal related to the provider tax paid by Connecticut hospitals, warning that it threatens healthcare access and affordability.

CHA also reacted to the governor's budget proposals related to disbanding the Office of Health Strategy (OHS) and funding to study a government-run public option health plan.

"The care Connecticut depends on is at risk under this proposed budget," said Jennifer Jackson, CEO of CHA. "This tax proposal continues to ask

hospitals to shoulder higher taxes while making little real investment in patient care at a time when financial burdens are already enormous. The result will be fewer resources at the bedside, higher healthcare costs imposed on consumers, and more strained workforce."

She further mentioned that Connecticut hospitals already pay nearly a billion dollars each year in taxes while facing nearly \$1.5 billion in annual losses due to Medicaid underpayment.

"Adding to the tax burden without meaningfully addressing this shortfall forces hospitals to make difficult choices," she added. "It threatens access to care and weakens the state's healthcare safety net."

As for disbanding OHS, "CHA thanks the governor for recognizing the need to improve upon processes tied to the state's critical healthcare responsibilities, including the certificate of need (CON) process and healthcare cost growth benchmarking," she said. "CHA appreciates that reorganizing agency responsibilities creates an opportunity for open dialogue and meaningful, constructive reform."

Governor Lamont's hospital tax proposal would add an additional \$100 million in new state taxes on hospitals in its first year, raising the amount hospitals will pay in taxes to \$920 million in FY 2027.

Executives of hospitals in the state responded to the governor's proposal with similar concern.

• **Patrick Charmel, President and CEO, Griffin Health:**

"The care Connecticut depends on is at risk under this proposed budget... The result will be fewer resources at the bedside, higher healthcare costs imposed on consumers, and more strained workforce."

"The reality on the ground for independent community hospitals like ours is stark: Medicaid today pays only about sixty-three cents for every dollar it costs us to care for our Medicaid patients, and yet we are being asked to absorb a higher tax on top of that chronic underpayment. This is not a theoretical budget issue – at my hospital it means real cuts to programs, longer waits for appointments, and fewer healthcare resources for some of the most vulnerable people in our community."

• **Jeffrey Flaks, President and CEO, Hartford HealthCare:**

"Connecticut is home to the highest quality healthcare in the nation, and that is something we should all be proud of. Maintaining that standard of excellence requires investment as well as honest recognition of the challenges facing healthcare. Investing in healthcare should be a priority as it protects the workforce, ensures a focus on innovation and is an overall benefit to the state, ensuring this is the place where people want to live, work, and retire."

• **Christopher O'Connor, CEO, Yale New Haven Health:**

"The state's chronic under reimbursement of Medicaid services means we are paid the least when we care for the patients that need us the most. As our state's largest provider of Medicaid and operator of essential safety net hospitals, our Health System's costs exceeded our reimbursement by a combined total of \$450 million caring for 663,509 Medicaid beneficiaries in 2024 alone."

• **Kathleen Silard, President and CEO, Stamford Health:**

"While we appreciate that the governor's proposed budget undoes the \$375 million tax increase imposed in last year's biennium for 2027, we cannot support the proposal on the table. The Office of Health Strategy's 2023 report demonstrated that Connecticut hospitals lose approximately \$1.4 billion providing care to Medicaid recipients annually. To make ends meet and enable a modest operating margin, Stamford Health and other hospitals must shift costs to commercial insurance contracts and therefore employers and working families."



The front of Yale New Haven Hospital. Photo courtesy of Yale New Haven Hospital.

Mount Vernon Financial Empowerment Center Marks First Year

BY PETER KATZ / pkatz@westfairinc.com

The Mount Vernon Financial Empowerment Center (MVFEC) recently celebrated its first full year of operation by reviewing what it has done during a gathering of community members, organization advocates, and local leaders.

The center operates at the Mount Vernon Career Center at 130 Mount Vernon Ave., and involves a partnership that includes the City of Mount Vernon, Mercy University, Westchester County and key community organizations.

From left: Richard Peay; OJ Yizar; Victor Petenkmani; Westchester County Executive Ken Jenkins; Mayor Shawyn Patterson-Howard; Ashley Britton, Thom Kleiner; Marlon Molina; Pamela Tarlow; and Steve Lawrence.

Mount Vernon Mayor Shawyn Patterson-Howard said, "This Financial Empowerment Center is here because we heard directly from the community that people need practical steps, tools, and accountability partners to help them get their finances in order — to save money, buy houses, open businesses, pay for their children to go to college, and prepare for their retirement. So, we are here to support people as families, as workers, as businesses, in all the neighborhoods of Westchester."



From left: Richard Peay; OJ Yizar; Victor Petenkmani; Westchester County Executive Ken Jenkins; Mayor Shawyn Patterson-Howard; Ashley Britton, Thom Kleiner; Marlon Molina; Pamela Tarlow; and Steve Lawrence.

The center offers professional financial education through one-on-one financial counseling as well as workshops on various financial topics. All services are offered free of charge to residents of Westchester County regardless of income. Professionally trained and certified counselors help residents manage their finances, create budgets, pay down debt, increase savings, establish and build credit, and access safe and affordable mainstream banking products.

According to OJ Yizar, manager of the Mount Vernon Career Center, "Housing the Financial Employment

Center (FEC) inside the Mount Vernon Career Center allows individuals receiving employment services from Career Center staff to simultaneously access support from FEC staff to build a path toward financial stability. This co-location enables a streamlined, efficient environment that provides convenience and overall support that people really appreciate."

Among those attending were Ashley Britton, program manager of the MVFEC, and Kristin Greenwood, provost and senior vice president of academic affairs at Mercy University.

Thom Kleiner, executive director of the Westchester-Putnam Workforce Development Board said, "It's extremely difficult to stay focused and look for a job when faced with the threat of eviction, mounting credit card debts, or other significant financial challenges our job seekers may face. The expert staff at the FEC supports individuals seeking financial guidance, who can then easily connect with our employment counselors for career coaching and the training needed to achieve stability and long-term success. Likewise, our counselors can confidently refer clients to the FEC. It's a strong, seamless partnership."

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2. Be a leader who's part of Fairfield County's business growth
3. Live or work in Fairfield county
4. Has not previously won this competition



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 **Westfair**
Business Journal

White Plains moves to own City Center garage as Kite Realty tries to sell retail section

BY PETER KATZ / pkatz@westfairinc.com

The White Plains Common Council on Feb. 2 adopted an ordinance authorizing Mayor Justin Brasch and the city's corporation counsel to negotiate and sign an agreement for the city to take ownership of the City Center garage. The unanimous vote in favor of the ordinance came as Kite Realty Group, which is based in Indianapolis, continued its efforts to sell the rentable retail assets at the center.

The garage was built by developer Louis Cappelli's company as part of the \$300 million City Center retail and residential project that revitalized White Plains' downtown. The garage has nine stories and spaces for 2,370 vehicles. The city has managed the garage and collected parking fees. When the City Center was built during the administration of Former Mayor Joseph Dellfino, it was anticipated that the city would eventually assume ownership of the garage.

In 2003, the Westchester County Industrial Development Agency issued nearly \$27.25 million in bonds to finance the garage. White Plains issued a separate, \$24 million bond to finance construction.

John Kite, chairman and CEO of Kite Realty Group had said early last year in a financial conference call for people involved in the financial markets that a deal to sell the City Center was expected to close soon. He subsequently reported that the deal had not moved forward and that the property was back on the market. It

was reported recently that the New Jersey brokerage JLL was marketing the City Center retail property.

"Currently, the city has a pathway to acquire ownership at a reasonable rate that would immediately reduce the annual financial obligation of the city while simultaneously allowing the city to perform necessary capital improvements," Acting White Plains Corporation Counsel Oreen Rich told the Common Council.

Rich noted that Kite and the city have engaged in a dispute over the maintenance of the garage, as well as the actions that needed to take place in order for the city to acquire title to the garage.

"As Kite is attempting to sell the City Center retail facilities, and while the city is still considering acquiring the garage ... the city and Kite wish to settle their dispute, representing the first step toward resolving the financial, legal and practical issues surrounding the garage."

The city would be dealing with LC White Plains, LLC, KRG White Plains City Center, LLC and KRG White Plains, LLC, the White Plains Urban Renewal Agency and the White Plains Center Local Development Corporation to reach a final agreement. Under anticipated terms, the city would be paid \$1 million when it acquires garage ownership.

Councilman Jeremiah Frei-Pearson said, "One thing that we hear quite frequently from residents is that we have to do a better job with the City Center, in particular with the City



City Center garage from Main St. entrance area. Photo via Google Maps.



City Center garage as seen from Martine Avenue. Photo via Google Maps.

Center garage. That has been complicated because the city has not had ownership of the City Center garage. We've had to work with Kite Realty and to be respectful about it Kite Realty has not done a good job in City Center recently."

Councilwoman Evelyn Alicea-Santiago said, "We want to do everything possible to make that a better space for our residents."

Councilwoman Victoria Presser said she was eager for the city to take over the garage and "run it the way it ought to be run."

Mayor Brasch said he hoped the city would be able to "make the garage a cleaner, better and safer place. I'm sure it will take a while but this is a huge step in the right direction."

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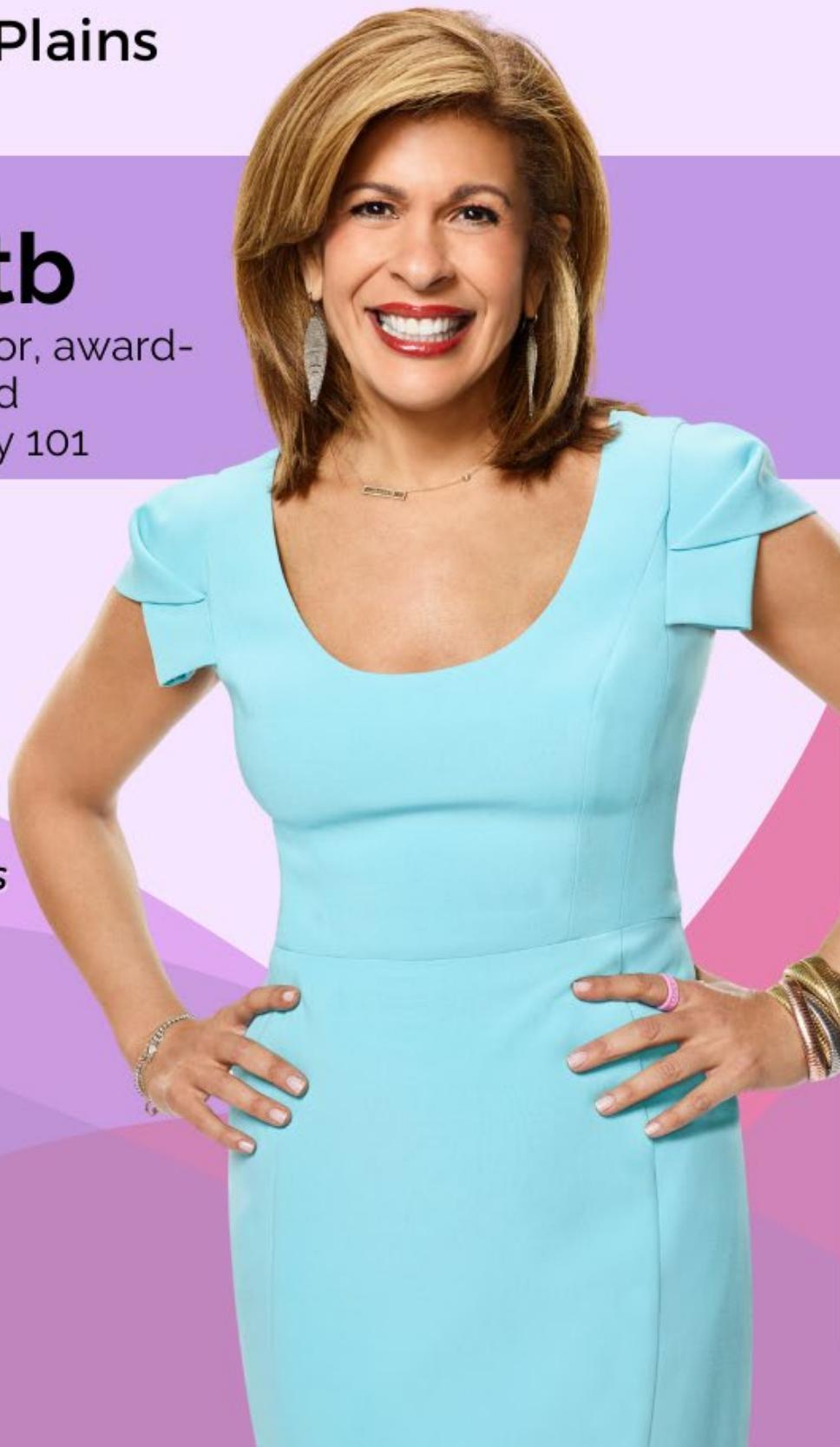
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AG James sues owners and managers of Newburgh apartment complex

BY PETER KATZ / pkatz@westfairinc.com

New York Attorney general Letitia James has filed a lawsuit in State Supreme Court in Orange County against Bourne & Kenney Redevelopment Company LLC and All County Property Management Inc., to try to force them to clean up conditions at the Kenney Apartments complex at 55 Walsh Road in Newburgh.

According to the lawsuit, “Respondents have neglected their minimum obligations to maintain habitable conditions for the tenants at Kenney Apartments for years. Since at least 2023, tenants at the Kenney apartment buildings have lacked consistent heat and hot water. The City of Newburgh Code Enforcement has issued violations against Bourne & Kenney for mold, leaking sewage, unsafe electrical wiring, cockroach and mice infestations, peeling paint, and roof leaks. Approximately 160 code violations currently remain unaddressed at the Kenney Apartments”

James described the complex as an

affordable housing development that is home to over 100 low-income families and seniors. Her office says that despite residents making hundreds of calls to management, dangerous conditions have not been fixed. Attorney General James is seeking court orders requiring the buildings’ owners to repair and resolve all violations, as well as pay restitution for tenants and other financial penalties.

“It is outrageous that the Kenney residents have suffered in dangerous and inhumane conditions while their landlords ignored their calls for help,” James said. “No one should be forced to endure a New York winter without heat or hot water. I am taking the owners of these apartments to court to get justice for the New Yorkers who have been cruelly neglected, and make sure they have a safe, clean, and warm place to live.”

According to James, residents have been forced to heat their homes by boiling water, leaving their ovens on, or installing space heaters, which

have caused their electricity bills to skyrocket and put their safety at risk.

In describing conditions at the buildings, James noted that doors to several units do not properly close, causing a safety hazard and making the apartments even harder to keep warm in winter. Residents have also reported severely damaged floors with large holes in them, unstable stairs, sewage flowing out of toilets and into apartments, water leaks, peeling and moldy paint, exposed wiring, and broken appliances that have not been fixed in years.

The court order that James is seeking would require the Kenney’s owners to:

- Repair all outstanding code violations and rehabilitate all previously condemned apartments within 30 days;
- Hire a heating systems and maintenance expert to assess the Kenney Apartments’ boilers and make recommendations for their repairs or replacement that would have to be followed within 30 days;
- Hire a licensed mold assessor and mold remediation contractor to

develop and implement a plan to rid impacted apartments of mold; • Provide housing for any tenant whose apartment needs significant renovations to bring it up to code; • Provide restitution to affected tenants and pay additional penalties to the state.

In addition, the owners of the Kenney apartments would be barred from retaliating against any tenant who complained about unsafe conditions or obtaining any judgment against a tenant who withheld rent due to unsafe conditions. Attorney General James is also seeking the appointment of an independent monitor, paid for by the Kenney’s owners, to ensure compliance with the order’s requirements.

“Families and seniors at the Kenney Apartments were living in conditions no one should have to accept,” said Newburgh Mayor Torrance Harvey. “These are working parents, older residents, and neighbors who did everything right and still found themselves ignored by their landlord. When that happens, leadership has a duty to step in and insist on accountability.”

BUSINESS

Closure of Saks OFF 5TH in Greenburgh

BY PETER KATZ / pkatz@westfairinc.com

Monday Feb. 2 is the closing day for the Saks OFF 5TH store at 29 Tarrytown Road in Greenburgh as part of a major change in operations by parent company Saks Global Enterprises LLC. Among the company’s stores selling discounted merchandise that are remaining open is the Saks OFF 5TH store at Woodbury Common Premium Outlets in Central Valley.

A closing sale has begun at the Saks OFF 5TH at 750 White Plains Road in Eastchester. Two Connecticut stores — in Stamford and Clinton are also closing.

The company is winding down

majority of its off-price operations as it adopts a revised strategy of focusing on luxury customers and full-price selling.

The company says that following a thorough review of its off-price business, it made the decision to close the majority of its Saks OFF 5TH retail locations and the remaining stores in its Last Call brand. Some of its Saks OFF 5TH stores will remain open to serve primarily as

a channel to sell residual inventory from the company’s Saks Fifth Avenue, Neiman Marcus and Bergdorf Goodman operations. The company says it will no longer buy inventory specifically for the remaining Saks

OFF 5TH stores.

“As we advance on Saks Global’s transformation, we are taking decisive steps to realign our business to better serve our luxury customers and drive full-price selling across our core luxury businesses,” said Geoffroy van Raemdonck, CEO of Saks Global. “With these actions, we will be well positioned to seize the greatest opportunities for long-term growth and value creation.”

The company emphasized that Saks Fifth Avenue, Neiman Marcus and Bergdorf Goodman stores and online sites are open and serving customers as usual.

Saks Global last month filed for Chapter 11 bankruptcy. It asked the court to allow it to honor all customer programs, make certain payments

to vendors, and continue employee payroll and benefits.

The company announced that it had lined up \$1 billion of debt-or-in-possession financing from the Ad Hoc Group, which it said will provide ample liquidity to fund Saks Global’s operations and turnaround initiatives. The Ad Hoc Group has also committed \$500 million of financing to be available to the company upon its emergence from Chapter 11, which the company expects to happen later this year.

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Eye on Small Business — TVB by: Pax Romana, White Plains

BY JEREMY WAYNE / jwayne@westfairinc.com

Resilience and authenticity are crucial for success in the competitive hospitality industry, according to local restaurateur and entrepreneur, Paul Russo. And a bit of hands-on help from the family isn't amiss either, it would seem.

Russo, whose mother hails from Abruzzo, Italy, and whose father, born in the United States, has roots in Abruzzo, Rome, and Naples is the co-owner of TVB by: Pax Romana, the highly-regarded pizza and pasta restaurant in downtown White Plains. (TVB is Italian text-talk for *Ti voglio bene*, or "I love you.")

Russo also co-owns the stylish Crema Caffè, a café/restaurant in Eastchester. Both establishments reflect what Russo describes as the "nice balance" of his Italian-American upbringing—his "super American side and super Italian side," as he articulated in a recent conversation with the Westfair Business Journal.

Growing up in Tarrytown, Russo attended Archbishop Stepinac High School in White Plains. But long before that, he had realized, remarkably, that he wanted to be in the hospitality industry. "At the tender age of 4 or 5, my parents took my brother and me to Disney World, and I was captivated by the hotels and restaurants there. I developed a fascination with hospitality," he recalled.

Unlike many Italian families that pass down restaurant ownership through generations, Russo had

no familial connections to the business. He described his father as a blue-collar worker—a "renaissance man" skilled in building and fixing but not a hospitality professional. His mother, a native Italian speaker, is "very good with numbers," he added.

Starting work at age 12 and entering the industry at 17, Russo began his career at the now-defunct Castle on the Hudson in Tarrytown, where he gained valuable experience over four years.

He later pursued a degree in hotel and restaurant management at Johnson & Wales University. However, by the time he graduated, the economy was struggling. The Castle's executive chef and Russo's mentor, David Havilland (now the executive chef at the Harvard Club in Manhattan), took him under his wing.

"He taught me a lot and made me cry a lot, too," Russo recollected. "But you need that."

At just 22, Russo became the food and beverage director at a private golf club in Rockland County but promised himself he wouldn't move again until he could establish a place of their own.

With his best friend, who also became his business partner, Russo launched Pax Romana in February 2016 on East Post Road in White Plains.

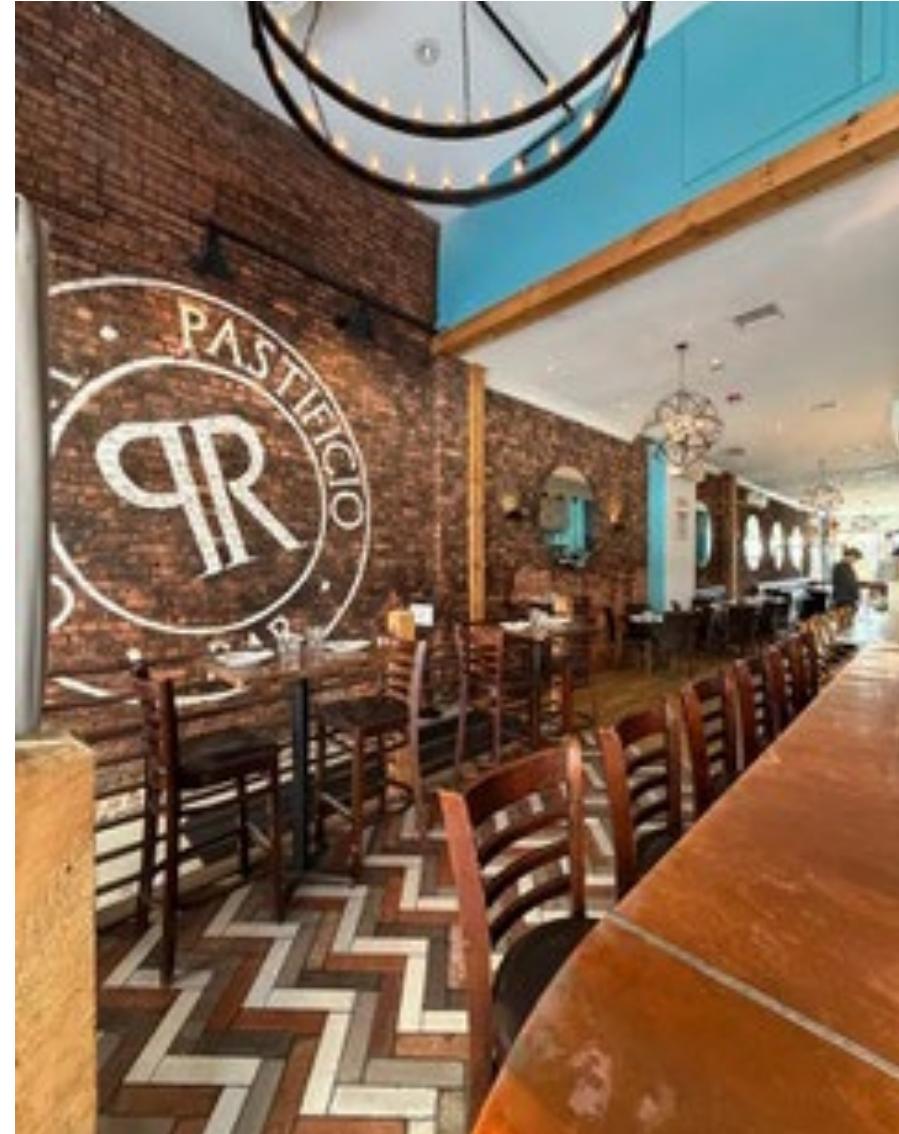
But after a year of operation, an unexpected "issue" forced the partners to vacate the premises.

"At the tender age of 4 or 5... I was captivated by the hotels and restaurants at Disney. I developed a fascination with hospitality."

— Russo



Fettuccine Alfredo.



TVB by: Pax Romana in White Plains. *Photographs courtesy Pax Romana.*

"At the time, it felt devastating," Russo acknowledged. "But circumstances don't dictate outcomes, so there was no looking back. What seemed like the worst thing ever turned out to be the best thing that could have happened."

Soon, the pair were back in business, in a new location just five doors down from their original venue.

In a reversal of the more normal practice of children going into their parents' business, Russo's mother has shown she is not only "good with numbers," but also rather an asset in the restaurant kitchen. Along with Russo's business partner's mother, she makes Pax Romana's pasta fresh each day from scratch. ("You just missed the two of them, about 10 minutes ago," Russo told the Journal on the morning we met.)

Pax Romana's pizzas, meanwhile, are Roman-style, made with highly-prized DiMarco pinsa flour, an exceptional product based on wheat, rice and soy, which gives the pinsa its unique mix of crispness and softness.

Russo said he was proud to have been the first restaurateur to use the premium flour, which is imported from Rome – New York, that is. In mid-2025, with a second business partner, Dominick Montemurro, Russo opened Crema Caffè in Eastchester. An expansion into the adjacent premises is set to begin shortly, and he is particularly pleased that the existing café can remain open during construction. Once complete, he said it will simply require a wall to be knocked down to merge the two.

With both establishments operating successfully, Russo feels content but remains open to new venues and opportunities. "There's a hamster wheel constantly running in your mind," was how he put it.

He has also noticed that the best opportunities often "pop up out of nowhere."

"When you put in the time and effort, doors tend to open, and it's up to you to decide which ones to walk through."

Eye on Small Business – Signarama of Hartsdale

BY JEREMY WAYNE / jwayne@westfairinc.com

Signarama of Hartsdale, a franchise of the worldwide Signarama group, was established by Michael Lang in March 2014.

A dynamic entrepreneur with a rich background in global marketing, the German-born Lang was an executive for more than 20 years, managing well-known brands like Sony and Camel in Europe.

In a recent exchange with the Westfair Business Journal, Lang explained how after losing his job during the Great Recession (2007-09), he made the pivotal decision to leave the corporate world behind. He explored various options, ultimately discovering franchising at the New York Franchising Expo, where he first encountered Signarama. After consideration of several franchise options, he chose to join Signarama, seeing it as the perfect opportunity to leverage his marketing skills while stepping into the realm of business ownership.

At Signarama of Hartsdale, Lang has assembled a team of four full-time employees and several part-time staffers. Despite the challenges posed by the Covid-19 pandemic, which led to a steep decline in revenue in 2020 and '21, the business has grown impressively since its inception – between 10% and 20% year-over-year.

"We have long surpassed pre-pandemic revenue levels and are back on the growth track."

Signarama is itself part of the United Franchise Group's (UFG) family of franchise brands, with roughly 800 locations in some 60 countries. The Signarama franchise fee, Lang shared with the Journal, is in the region of

\$50,000, while the total initial investment generally ranges from \$200,000 to more than \$300,000, covering equipment, build-out and working capital. The royalty fee is in the mid-single digits, with certain incentives based on revenue and other factors. Franchisor support, he said, includes the lease negotiation and training, a network of business advisers and ongoing marketing support.

"Joining Signarama meant having a turn-key operation from day one, with the backing of a strong brand rather than starting 'Michael's Sign Shop,'" Lang said, adding that Signarama headquarters provides its franchisees with a list of vendors with negotiated pricing. "Even though you're a small business owner, you are part of a large network with sizable buying power. In terms of equipment, Signarama HQ is continuously testing hard(ware) and software. Most importantly, you join a close network of hundreds of franchisees (who are) actively sharing best practices. I am still positively surprised that most owners are more than happy to answer questions and provide guidance."

Like all small businesses, Signarama of Hartsdale faces challenges, but Lang was keen to emphasize that those were not unique. He especially mentioned economic fluctuations, price increases due to tariffs and the ongoing challenge of finding and retaining employees. On a personal level, he acknowledged the demanding nature of being a small business owner, often feeling "on" 24/7, and "finding it difficult to turn off business ownership even for a few days." To cope, he said he has cultivated a strong



Signarama of Hartsdale. Photograph by Michael Lang.

"We have long surpassed pre-pandemic revenue levels and are back on the growth track."

— Michael Lang



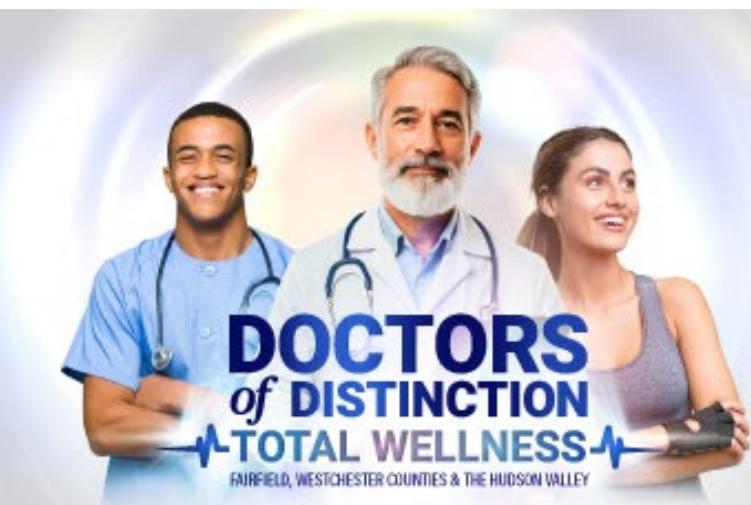
Michael Lang, owner of Signarama of Hartsdale. Photograph by Mark Jessamy.

support network to provide mentoring and assistance both professionally and personally.

Signarama of Hartsdale offers a comprehensive range of signage products, from banners and window graphics to interior and exterior signs. All of these services are designed, fabricated and installed with in-house resources, and the business also assists clients with permitting for required signage. When we asked what, if anything, sets Signarama apart, Lang spoke about Kyle Brauer, his talented lead designer and production manager, who enables the company to deliver more creative and unusual signage solutions that capture attention and enhance clients' brands. Additionally, the commitment to exceptional customer service ensures that clients – who may not be design experts themselves – receive guidance and solutions tailored to their needs.

While parent franchise group UFG invests in strengthening the Signarama brand on a national scale, Lang said he recognizes that the local franchisee's efforts are crucial for success. Even after 12 years in business, he understands that there are still potential customers in the greater Westchester County area who have yet to learn about Signarama of Hartsdale. To find them, he prioritizes marketing, community involvement, participation in the local business scene and active networking, particularly through organizations such as the Business Council of Westchester.

His goal, he told the Journal, is to ensure that the business becomes a "top-of-mind vendor for local business owners contemplating sign projects."



Nominations

Celebrate leaders across healthcare and wellness
submit a nomination today.

Submission Deadline: **March 6**

Say 'Happy Valentine's Day' with plants for every room in the house

BY MELINDA MYER

Instead of cut flowers — which are lovely but have a short shelf life — enjoy Valentine's Day by adding a few new plants to your home's décor. Match the plants to your style and the growing conditions in each room to create the desired results.

Consider the time you have and want to invest in caring for plants when selecting and placing them throughout your home. If you prefer to give your plants lots of attention and are attentive to watering, add a few challenging plants with those that like consistently moist soil. If you are busy or prefer a more hands-off approach, look for drought-tolerant plants that thrive with minimal care. Check plant tags and reliable resources for information on the light, water and care needed before purchasing your plants.

Start with one room and once satisfied with the results, move to the next. Dividing any project into smaller parts will be easier on your budget and schedule and often results in greater success.

Focus on the room where you spend the most time or feel it needs a greenery boost. Perhaps it's your living room, family room or a reading nook. Use large floor plants to create a focal point, provide height and balance in the room and brighten bare walls. Fiddle leaf and weeping figs, rubber plants, dragon tree (*Dracaena marginata*), and palms are a few popular plants often sold as indoor trees. Set them on a plant caddy to protect your floors and make it easier to move them for cleaning and maintenance. Add some decorative artificial lights if needed.

Bring some welcome color to any room. Neon pothos with its bright chartreuse leaves, crotons with its

multicolored leaves, dracaenas with striped variegation and Raven ZZ plant with its purple-black foliage are just a few to consider. Incorporate a few low-maintenance flowering plants like anthuriums, bromeliads and moth orchids, all perfect for Valentine's Day.

If you spend a lot of time cooking, washing dishes and cleaning up, your kitchen may be your priority. A windowsill herb garden provides fresh herbs to include in your favorite recipes. Their fragrance, when given a pet, makes clean up a bit more tolerable.

Create a sense of calm and promote a good night's sleep with greenery. The beauty, oxygen and boost in humidity plants provide is also beneficial. Consider adding a few trailing plants grown in hanging baskets or displayed on shelves. The cascading foliage provides a bit of screening and softens hard surfaces for a cozier look.

Take advantage of the humidity in the bathroom and enjoy a splash of greenery when stepping out of the shower or tub. Try some ferns, air plants, prayer plants and other tropical plants that benefit from this environment.

Don't overlook your home office. Research found looking at and tending plants can help increase focus and creativity.

Don't let fungus gnats ruin the calm you are trying to create. They feed on organic matter in the soil, usually don't harm your plants, but are annoying as they flit into your face and gather at the windows and your computer screen. Manage them with naturally occurring soil bacteria, *Bacillus*



Pothos plants have thick, waxy heart-shaped leaves and come in a variety of colors and patterns. *Courtesy MelindaMyers.com*

thuringiensis israelensis (Bti), found in Summit Responsible Solution's Mosquito Bits. The bacteria will kill the fungus gnat larvae in the soil but is safe for people and pets. Follow the label directions and repeat as needed.

Evaluate your home's décor and do a bit of research before you start shopping. Like any home project, planning can help save time, increase success and make the botanical aesthetics of Valentine's Day linger.

Melinda Myers has written more than 20 gardening books, including "The Midwest Gardener's Handbook, Second Edition" and "Small Space Gardening." She hosts "The Great Courses" "How to Grow Anything" instant video and DVD series and the nationally-syndicated "Melinda's Garden Moment" TV and radio program. Myers is a columnist and contributing editor for Birds & Blooms magazine. For more, visit here. <https://www.melindamyers.com/>



Westchester DA and State Police launch safer highways program

BY PETER KATZ / pkatz@westfairinc.com

"When you see increased (trooper) presence ...you'll be reminded to slow down," Westchester District Attorney Susan Cacace says of the new District Attorney's Safer Highways (D.A.S.H.) program just launched with the New York State Police.

"Slow down or we will slow you down," Cacace said. "You'll still get to where you're going but you'll get there safely without putting anyone else's life at risk."

On Feb. 2, the program began with increased State Police patrols on the Sprain Brook Parkway and I-684. The initial phase of the program will be in effect through the end of February at which time, Cacace said, she will report on what has been achieved and where the program will go from there.

New York State Police Troop K Commander Daniel P. Smith was planning to assign what is described as a significant number of troopers to monitor those two highways to nab motorists showing evidence of unsafe driving, including both non-criminal and criminal violations.

Troopers will focus on motorists who drive at unsafe speeds; engage in reckless maneuvers; drive under the influence of drugs or alcohol; engage in road rage behavior; and drive while unable to safely do so due to physical or mental condition, among other things.

The DA's office has assigned two assistant district attorneys to work with the State Police in reviewing possible cases to be brought against motorists. Jamie Fair, chief of the Greenburgh



Westchester County District Attorney Susan Cacace.

speeding, swerving or driving under the influence, the roads have steadily become unsafe for the families of Westchester County. With D.A.S.H., my message to the driving public is this: 'Slow down, or we'll do it for you."

According to Smith, "Highway safety and the preservation of public order are core values of the New York State Police, and this initiative reflects our shared responsibility to protect law-abiding motorists while addressing the very real dangers that aggressive and reckless driving create."

With Cacace and Smith to announce the program at the State Police Barracks in Hawthorne was Carole Sears, of Mothers Against Drunk Driving, Westchester County.

"There is absolutely no excuse for getting behind the wheel if you are either on alcohol or drugs," Sears said. "You are driving a two-ton missile when you get behind the wheel."

COURTS

Disabled electrician sues Regeneron and contractor

BY BILL HELTZEL / bheltzel@westfairinc.com

An electrician who claims he was injured by exposure to toxic chemicals while working at Regeneron Pharmaceuticals Inc. is suing the drugmaker and a contractor.

Liam Sullivan and his wife, Patricia, demanded unspecified monetary damages from Regeneron and Whiting-Turner Contracting Co., in a complaint filed on Jan. 16 in Westchester Supreme Court.

Regeneron and Whiting-Turner should have known that paint containing toxic chemicals was being used, the complaint states, yet "failed to coordinate with all contractors and subcontractors to ensure worker safety during hazardous operations."

On Feb. 6, 2025, Sullivan, 61, an electrician for 40 years, was work-

ing on the third floor of a Regeneron laboratory in Tarrytown, according to the complaint. Unbeknownst to him, painters on the second floor were spraying Pittthane Ultra Gloss.

The paint contains hexamethylene diisocyanate, a hardening agent that can cause severe respiratory problems and immune system reactions, the complaint states. As a classified hazardous substance, strict safety protocols — such as adequate ventilation, respiratory protection for workers, and evacuation of adjacent areas — should be implemented when it is used.

Around 9:30 a.m. Sullivan detected a chemical smell coming up a stairwell and through the floors and permeating the third floor. Eventually, the third floor was evacuated.

Some of his coworkers experienced

"Regeneron and Whiting-Turner... failed to coordinate with all contractors and subcontractors to ensure worker safety during hazardous operations."

— Complaint

nausea and vomiting that day, according to the complaint. Sullivan, despite feeling unwell but unaware of the toxic nature of the paint, continued working on another floor.

That day, he felt nausea and headaches.

He says he returned to work the following day because he was not told about the hazardous nature of the chemicals or advised to seek medical attention.

Then he began getting nosebleeds and unusual bruising.

About 26 days after the initial exposure, Sullivan sought a medical help. He was diagnosed with leukemia in 1992 and had been in remission since 1993. But a bone marrow transplant had compromised his immune system and made him vulnerable to chemical exposure.

Doctors at Memorial Sloan Kettering Cancer Center in Harrison

diagnosed Immune Thrombocytopenia Purpura (ITP), in which the immune system destroys platelets. He was admitted for emergency treatment and went through four rounds of chemotherapy.

Since then, Sullivan has experienced mood changes and cognitive decline. A psychologist concluded that toxic chemical exposure was probably the cause, the complaint states. A Yale School of Medicine expert in occupational and environmental medicine also concluded that toxic vapors from paint probably caused brain and nervous system damage.

Sullivan has not returned to work since the February 2025 incident. He requires ongoing medical and psychological treatment and monitoring.

Regeneron and Whiting-Turner are accused of negligence, failure to provide a safe place to work, and loss of consortium for Patricia Sullivan's deprivation of her husband's comfort, companionship, emotional support, intimacy, love, affection and conjugal fellowship.

The complaint also names ABC Painting Corp. as a defendant, using a fictitious name for a yet-to-be-identified painting contractor.

Westport DPW Director Peter Ratkiewich to retire after 36 years

BY GARY LARKIN / glarkin@westfairinc.com

“The Town of Westport has been extremely fortunate to benefit from his expertise and knowledge for more than 36 years.”

— First Selectman Christie

WESTPORT — First Selectman Kevin Christie has accepted the retirement of Westport Public Works Director Peter Ratkiewich, effective Aug. 31.

“It is with regret that I accept Pete’s retirement letter,” said First Selectman Christie. “The Town of Westport has been extremely fortunate to benefit from his expertise and knowledge for more than 36 years. Under his leadership, and among many other accomplishments, the town has maintained and improved its infrastructure, roadways, engineering capabilities, and equipment; strengthened coordination with public utilities and the State of Connecticut; and successfully managed numerous emergency response efforts during major storms impacting our community.”

Ratkiewich has served the Town of Westport since 1989. He was hired as

deputy town engineer and assumed the role of town engineer in October 2008. In that capacity, he supervised the Engineering Department and oversaw the design and administration of municipal infrastructure projects, including sanitary sewers, storm drains, refuse and recycling facilities, highway maintenance, parking lots, and roadway and intersection improvements.

“Since 2018, when he seamlessly transitioned into his role as director, Pete has led the Public Works Department with exceptional care and precision,” Christie added. “He approaches every challenge with consideration, humor, and a thoughtful awareness of budgetary constraints — always with the best interests of the town in mind. Public safety, along with the well-being of his employees, residents, business owners, and visitors, has always been his top priority.”



Peter Ratkiewich to retire as Westport DPW director after 36 years.

A graduate of Northeastern University with a Bachelor of Science degree in civil engineering, Ratkiewich is a registered professional engineer in Connecticut and Maine. He is registered with the National Council of Examiners for Engineering and Surveying (NCEES) and is a member of the American Society of Civil En-

neers (ASCE).

“On behalf of the entire town, his colleagues and friends, I thank Pete for his exceptional service and wish him all the best in his well-deserved retirement,” Christie said.

The search for Ratkiewich’s successor will commence shortly.

ECONOMY

Fairfield Grand List grows by 53% in 2025

BY GARY LARKIN / glarkin@westfairinc.com

Utilities, apartment complex, car dealership among top owners

FAIRFIELD — The town’s 2025 Grand List increased 53% compared to last year’s Grand List, reflecting the huge spike in homeowner property values due to the five-year property revaluation, according to the town assessor’s office.

The Grand List rose to \$18.45 billion in 2025 vs. \$12.03 billion in 2024. Most of the increase was due to the state-mandated property revaluation, which was the first since the end of the pandemic in 2021.

As everyone knows, residential property values nationwide have increased substantially while commercial property value increased at a slower pace since the end of Covid. In 2025 residential real estate rose about 60% and commercial real estate went up about 17% from 2024 in Fairfield. The total value of residential real estate was \$15.42 billion and the total value of commercial real estate was \$1.44 bil-

lion. There was \$172.75 million in apartments, \$109.87 million vacant land and \$58.31 million in industrial.

The total real estate value was \$17.22 billion in 2025 compared to \$10.93 billion in 2024. The value of real estate for the elderly was \$222.78 million.

The rest of the Grand List breaks down as follows:

- Personal property: \$475.37 million
- Motor vehicle: \$754.52 million

In 2024 the Grand List of \$12.03 billion rose just about 0.25% compared to 2023’s \$11.98 billion list.

The total number of exemptions to properties on the 2025 Grand List was \$62.34 million. The Town of Fairfield also announced most veteran exemptions have doubled. As an example, the basic veteran exemption has gone from a \$12,000 assessment reduction to \$24,000, the town announced on its website.

The Top 10 property owners of 2025

Owner	Assessed Value	No.	Type (R/P)
United Illuminating	\$97382938	4	R P
Connecticut Light & Power	\$86722760	1	P
Aquarion Water	\$77759087	17	R P
Southern Conn. Gas	\$65719320	1	P
Alto Fairfield LLC (Metro Center)	\$46643030	1	R
NNN Auto Owner VI LLC	\$32803503	4	R
Ta Kings Crossing LLC	\$32349730	1	R
333 Unquowa Road LLC	\$31641700	2	R P
BRCD Holdings LLC	\$29087110	2	R P
May Fairfield CT LLC	\$25220687	3	R P
TOTAL	\$525329865	36	

WESTCHESTER

COURT CASES

U.S. Bankruptcy Court

White Plains and Poughkeepsie

Local business cases, Jan. 28 - Feb. 3

1211 Pittston LLC, Monsey, Hillel Josef, sole member, 26-22095-KYP: Chapter 11, assets and liabilities \$100,000 - \$500,000. Attorney: Ted T. Mozes.

409 Prospect LLC, Monsey, Hillel Josef, sole member, 26-22096-KYP: Chapter 11, assets and liabilities \$100,000 - \$500,000. Attorney: Ted T. Mozes

423 River Street LLC, Monsey, Hillel Josef, sole member, 26-22097-KYP: Chapter 11: assets and liabilities \$100,000 - \$500,000. Attorney: Ted T. Mozes.

Righteous Realty LLC, Spring Valley, Michael Schwartz 26-22109-SHL: Chapter 7, assets and liabilities not listed. Attorney: Eric S. Landau.

Country Willow Ltd., Bedford Hills, Michael Grasso, president, 26-22112-SHL: Chapter 7, assets \$2,593,971, liabilities \$5,160,611. Attorney: Jeffrey A. Reich.

Friesel 2008 Family Trust, Spring Valley, Shmuel Friesel, trustee, 26-22117-SHL: Chapter 7, assets and liabilities \$100,000 - \$500,000. Attorney: pro se.

Items appearing in the Westfair Business Journal's On The Record section are compiled from various sources, including public records made available to the media by federal, state and municipal agencies and the court system. While every effort is made to ensure the accuracy of this information, no liability is assumed for errors or omissions. In the case of legal action, the records cited are open to public scrutiny and should be inspected before any action is taken.

Questions and comments regarding this section should be directed to:

Sebastian Flores
Westfair Communications Inc.
4 Smith Ave., Suite 2
Mount Kisco, NY 10549
Phone: 914-694-3600

U.S. District Court, White Plains

Local business cases, Jan. 28 - Feb. 3

Subaru Distributors Corp., Orangeburg vs. Elizabeth Bryne, Waldwick, New Jersey, et al, 26-cv-800-KMK: Insurance. Attorney: Corey M. Scher.

Rodline Marthone, Newburgh vs. New Vision Home Care, Hawthorne, et al, 26-cv-879: Fair Labor Standards Act. Attorney: Clifford R. Tucker.

Renee Rudolph-Ramdath, Middletown vs. Caring Connections LLC, Airmont, et al, 26-cv-907: Employment discrimination. Attorney: Vanessa Castellina.

DEEDS

Above \$1 million

32 Cross Pond Road LLC, Brooklyn. Seller: David M. Gross, Scarsdale. Property: 3 Troy Lane, North Castle. Amount: \$1.2 million. Filed Jan. 5.

706 Mamaroneck LLC, Larchmont. Seller: Dina Ingersole, Mamaroneck. Property: 706 Fairway Ave., Mamaroneck. Amount: \$2.3 million. Filed Jan. 7.

Besson, Thomas, Scottsdale, Arizona. Seller: 233 Nelson Road Corp., Armonk. Property: 233 Nelson Road, Scarsdale. Amount: \$2.4 million. Filed Jan. 9.

Bright Horizons Childrens Centers LLC, Newton, Massachusetts. Seller: Tots & Toddlers LLC, Armonk. Property: 15 Old Post Road, North Castle. Amount: \$4.8 million. Filed Jan. 2.

Cranlake Berry LLC, Purchase. Seller: St. Christopher's Inc., New York. Property: 1700 Old Orchard St., North Castle. Amount: \$4.4 million. Filed Jan. 6.

Hope Hill Farm LLC, Bedford Corners. Seller: Hocky Management Company LLC, Bedford Corners. Property: 440 Succabone Road, Bedford. Amount: \$1.3 million. Filed Dec. 29.

Hope Hill Farm LLC, Bedford Corners. Seller: David Sachs, Bedford Corners. Property: 454 Succabone Road, Bedford. Amount: \$3.4 million. Filed Dec. 30.

Hossain, Anwar, Yonkers. Seller: FGL Investments LP, Yonkers. Property: 39 Dunston Ave., Yonkers. Amount: \$1.1 million. Filed Jan. 5.

Milling Scalini & Angie LLC, Montclair, New Jersey. Seller: Harriet Gluckman, Larchmont. Property: 4 Villa Lane, Mamaroneck. Amount: \$1.9 million. Filed Jan. 8.

Moltrasio Capital LLC, North Salem. Seller: Nicholas Sainz-Xatzis, North Salem. Property: 8 Lost Pond Lane, North Salem. Amount: \$4.2 million. Filed Jan. 5.

Myro 4 LLC, New Rochelle. Seller: Jill Serling, Scarsdale. Property: 25 Meadow Road, Scarsdale. Amount: \$2.3 million. Filed Jan. 7.

Post Road RE LLC, New York. Seller: Trelawny Acres II LLC, New York. Property: 1129 Old Post Road, Bedford. Amount: \$12 million. Filed Dec. 30.

Scippa la Rama LLC, New Rochelle. Seller: Dorothy A. Angarano, Harrison. Property: 158 Park Ave., Harrison. Amount: \$1.2 million. Filed Jan. 5.

Sleepy Hollow Long Table LLC, Tarrytown. Seller: 80 Beekman Avenue LLC, Ossining. Property: 80 Beekman Ave., Mount Pleasant. Amount: \$1 million. Filed Dec. 30.

The Cafarella Barsoum Living Trust, Dated Nov. 14, 2023, New York. Seller: SJA Reconstruction LLC, Briarcliff Manor. Property: 23 Sylvan Road, Rye Town. Amount: \$2.9 million. Filed Jan. 7.

WB Croton Point LLC, Chappaqua. Seller: Croton Point Realty Inc., Croton-on-Hudson. Property: 1 Croton Point Ave., Cortlandt. Amount: \$2.3 million. Filed Jan. 6.

Dsouza, Keith, Queens. Seller: Lourdes Cleaning Services LLC, Peekskill. Property: 1802 Amazon Road, Yorktown. Amount: \$760,000. Filed Jan. 6.

Four Score Group LLC, Highland Falls. Seller: DMAC LLC, Carmel. Property: 1337 Lincoln Terrace, Peekskill. Amount: \$82,000. Filed Jan. 5.

Below \$1 million

1011 Parkway Place LLC, Ossining. Seller: Elon Property Holdings LLC, Montrose. Property: 1011 Parkway Place, Peekskill. Amount: \$350,000. Filed Jan. 9.

108 Evolve Properties LLC, Ossining. Seller: Evans Karen, Port Chester. Property: 271 Colonel Greene Road, Yorktown. Amount: \$650,000. Filed Jan. 9.

112 BHL LLC, Rye. Seller: Abbe Fleishaker, Rye. Property: 112 Brush Hollow Road, Rye Town. Amount: \$742,000. Filed Jan. 8.

1219 S. Division Street LLC, Buchanan. Seller: Genaro Quinonez, Peekskill. Property: 1219 S. Division St., Peekskill. Amount: \$599,000. Filed Jan. 7.

159 Yonkers Inc., Yonkers. Seller: Charles Spitzer, Brooklyn. Property: 159 Waverly St., Yonkers. Amount: \$10. Filed Jan. 5.

25 Meadowbrook Place LLC, Yonkers. Seller: Frank Colaizzi, Yonkers. Property: 25 Meadowbrook Place, Yonkers. Amount: \$750,000. Filed Jan. 7.

42 Edgewood Avenue LLC, Yonkers. Seller: Marlene Alongi, Yonkers. Property: 42 Edgewood Ave., Yonkers. Amount: \$385,000. Filed Jan. 7.

Alpha5mk LLC, Rye. Seller: Kalkut Realty LLC, Rye. Property: 150 Purchase St., Rye City. Amount: \$680,000. Filed Jan. 5.

Civitano Louis J., Yorktown Heights. Seller: Gitsit Real Property LLC, Orange, California. Property: 34 Warwick Place, Yorktown. Amount: \$355,000. Filed Jan. 8.

Dsouza, Keith, Queens. Seller: Lourdes Cleaning Services LLC, Peekskill. Property: 1802 Amazon Road, Yorktown. Amount: \$760,000. Filed Jan. 6.

Four Score Group LLC, Highland Falls. Seller: DMAC LLC, Carmel. Property: 1337 Lincoln Terrace, Peekskill. Amount: \$82,000. Filed Jan. 5.

Fox River Properties Inc., New York. Seller: Carmen Martinez, LaGuardia Place. Property: 8 Todd Lane, Somers. Amount: \$850,000. Filed Dec. 31.

Henson, Michael, Hartsdale. Seller: KNG Realty Holding LLC, Yonkers. Property: 217 Moore St., Greenburgh. Amount: \$775,000. Filed Jan. 5.

J-Andre LLC, Tuckahoe. Seller: Frank J. Nannariello, Tuckahoe. Property: 68 Lake Ave., Eastchester. Amount: \$880,000. Filed Jan. 7.

Lady Carter Holdings LLC, Yorktown Heights. Seller: 993 Peach Lake LLC, Spring Valley. Property: 993 Peach Lake Road, North Salem. Amount: \$777,000. Filed Dec. 30.

Landell, Stephen, Albertson. Seller: BGA Premium Point Family Ltd. Partnership, Scarsdale. Property: 46 Premium Point, New Rochelle. Amount: \$835,000. Filed Jan. 8.

Lane Living LLC, Brooklyn. Seller: David M. Gross, Scarsdale. Property: 1 Troy Lane, North Castle. Amount: \$535,000. Filed Jan. 5.

Liu, Xiao J., Yonkers. Seller: Downing Monarch LLC, Lakewood, New Jersey. Property: 701 Ridge Hill Blvd., No. 101, Yonkers. Amount: \$410,000. Filed Jan. 5.

MJF Development Corp., Katonah. Seller: Kimberly Daddona, Crompond. Property: 64 Baron De Hirsch Road, Cortlandt. Amount: \$250,000. Filed Dec. 30.

Pervizi, Debbie, Yonkers. Seller: Downing Monarch LLC, Lakewood, New Jersey. Property: 701 Ridge Hill Blvd., 11C, Yonkers. Amount: \$630,000. Filed Dec. 30.

Piccolino, Diana, Bedford Corners. Seller: 6 North Katonah LLC, Katonah. Property: 6 North St., Bedford. Amount: \$715,000. Filed Jan. 5.

Raylies Rentals LLC, Sleepy Hollow. Seller: Marte Ruben, Tarrytown. Property: 31 Mechanics Ave., Greenburgh. Amount: \$500,000. Filed Jan. 8.

Kumar, Vishal, Pelham, 2022 personal income, \$293,802.

Mandell, Mitchell and Monica Mandell, Mount Kisco, 2024 personal income, \$57,491.

Warburton Ad LLC, Manhasset. Seller: Tali D. Realty LLC, Roslyn. Property: 157 Warburton Ave., Yonkers. Amount: \$550,000. Filed Jan. 8.

Woodybrook LLC, Albany. Seller: 175 Croton Avenue LLC, Wendell, North Carolina. Property: 175 Croton Ave., Ossining. Amount: \$928,000. Filed Dec. 30.

Federal Tax Liens, \$10,000 or greater

Westchester County, Jan. 28 - Feb. 3

Barletta, Anthony and Nancy Barletta: White Plains, 2023 personal income, \$141,769.

Barnes, Tybrey L.: Larchmont, 2021, 2024 personal income, \$125,347.

Behrman, Andrew M. and Lisa S. Behrman: Chappaqua, 2024 personal income, \$640,493.

Brown, Jeffrey M. and Karen A. Brown: Chappaqua, 2024 personal income, \$20,492.

Collishaw-Press, J.: Bronxville, 2020 personal income, \$52,896.

Commodore Maintenance Corp.: Mount Vernon, 20-24 quarterly taxes, \$1,557,454.

Doyle, Timothy and Michelle Doyle: White Plains, 2014 - 2020, 2023 personal income, \$246,801.

Etheridge, Javed I.: Port Chester, 2023 - 2024 personal income, \$117,173.

Fava, Dina: Harrison, 2023 personal income, \$109,256.

Harper, Dana D.: New Rochelle, 2019 personal income, \$63,673.

Julka, Kamani: Pelham, 2022 personal income, \$293,802.

Kumar, Vishal: Pelham, 2022 personal income, \$293,802.

Martinez, Sandra: Yonkers, 2018 - 2021 personal income, \$81,781.

Martinez, Hipolito: Yonkers, 2018 - 2021 personal income, \$445,8678.

Mesce, Nicholas: Yonkers, 2023 personal income, \$115,520.

Miklitsch, John Jr.: Peekskill, 2014, 2017, 2024 personal income, \$347,972.

Palmitto, Anthony: Harrison, 2023 personal income, \$109,256.

Piper, Susan E.: Tuckahoe, 2024 gift and generation transfer tax, \$151,470.

Press, Noah: Bronxville, 2020 personal income, \$52,896.

Safdar, Syed H.: Scarsdale, 2024 personal income, \$16,375.

Staines, Barcott: Mount Vernon, 2016 - 2018, 2021 - 2023 personal income, \$59,133.

Swenson, William M. and Kathleen B. Swenson: Chappaqua, 2021 - 2024 personal income, \$322,823.

JUDGMENTS

A-1 Hydro: Mount Vernon. \$24,275 in favor of Karcher North America, Aurora, Colorado. Filed Dec. 26.

Acevedo, Pedro: Port Chester. \$1,540 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Dec. 26.

Amendola, Grazia: Dobbs Ferry. \$1,975 in favor of Midland Credit Management Inc., San Diego, California. Filed Dec. 23.

Andrade, Marcio: White Plains. \$10,659 in favor of Discover Bank, Columbus, Ohio. Filed Jan. 8.

Arce, Vicmarie: Yonkers. \$1,825 in favor of Midland Credit Management Inc., San Diego, California. Filed Dec. 31.

Blint, Causmore D.: Yonkers. \$7,130 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Dec. 26.

Bruno, Vincent: White Plains. \$31,088 in favor of Bank of America NA, Charlotte, North Carolina. Filed Jan. 6.

Chavez, Manuel Garcia: Harrison. \$2,147 in favor of Midland Credit Management Inc., San Diego, California. Filed Dec. 31.

Cohen, Gary: Bronxville. \$6,727 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 2.

Copantitla, Gustavo: White Plains. \$4,834 in favor of Capital One NA, McLean, Virginia. Filed Jan. 8.

Cotto, Cristal: Mount Vernon. \$9,865 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 23.

Cuevas, Alexa: Mamaroneck. \$18,992 in favor of Coligni LLC. Filed Dec. 22.

Dessesow, Paul: Yonkers. \$13,567 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 23.

DiGiacomo, Christopher: Harrison. \$1,833 in favor of Lvn Funding LLC, Greenville, South Carolina. Filed Dec. 23.

Direct Imports International Inc.: Brooklyn. \$120,340 in favor of the city of Yonkers, Yonkers. Filed Jan. 7.

Dunston, Ekeythia: Ossining. \$1,557 in favor of Crown Asset Management LLC, Duluth, Georgia. Filed Dec. 22.

Figueroa, Akilah: Yorktown Heights. \$1,663 in favor of Lvn Funding LLC, Greenville, South Carolina. Filed Dec. 31.

Gjetaj, Valbona: Hartsdale. \$18,795 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 31.

Gonzaga, Paula D.: Mount Vernon. \$1,691 in favor of Capital One NA, McLean, Virginia. Filed Jan. 7.

Graham, Sue: New Rochelle. \$4,460 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 23.

Guaman, Sandra: Ossining. \$2,550 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Jan. 8.

Gutierrez, Chris: Harrison. \$10,306 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 23.

Hansley, Jasmine: Elmsford. \$1,914 in favor of Lvn Funding LLC, Greenville, South Carolina. Filed Dec. 23.

Ikram, Charani: Yonkers. \$5,730 in favor of Midland Credit Management Inc., San Diego, California. Filed Dec. 31.

Jackson, Brodwick: Yonkers. \$22,548 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 23.

Jamieson, Donovan G.: New Rochelle. \$6,232 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 31.

Jones, Dwayne A.: Yonkers. \$3,752 in favor of Capital One NA, McLean, Virginia. Filed Jan. 8.

Jones, Roland M.: Yonkers. \$14,342 in favor of Bank of America NA, Charlotte, North Carolina. Filed Jan. 6.

Kocan, Elvis: Mamaroneck. \$9,869 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 23.

Leak, Timothy: White Plains. \$5,518 in favor of Midland Credit Management Inc., San Diego, California. Filed Dec. 23.

Liles, Darryl: Mount Vernon. \$4,209 in favor of Bank of America NA, Charlotte, North Carolina. Filed Jan. 6.

Lombardi, Evelyn A.: Port Chester. \$3,053 in favor of Midland Credit Management Inc., San Diego, California. Filed Dec. 31.

Parker, Marvin: Mount Vernon. \$25,666 in favor of Felix Endico. Filed Jan. 7.

Paulino, Ana: Yonkers. \$5,719 in favor of Citizens Bank NA, Johnston, Rhode Island. Filed Dec. 29.

Pere, Francisco J. M.: Port Chester. \$7,512 in favor of Midland Credit Management Inc., San Diego, California. Filed Dec. 31.

Maher, Kirk: Cumming, California. \$227,446 in favor of city of Yonkers, Yonkers. Filed Dec. 30.

Pichardo, Luis A.: New Rochelle. \$5,824 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 22.

Malcolm, June E.: Yonkers. \$3,991 in favor of Citibank NA, Sioux Falls, South Dakota. Filed Dec. 23.

Martinez, Maylene: Yonkers. \$2,683 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Dec. 31.

Martinez, Melissa: Yonkers. \$10,595 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 23.

Martins, Kristopher C.: Ossining. \$9,783 in favor of Capital One NA, McLean, Virginia. Filed Jan. 8.

Massey, Millicent: Yonkers. \$4,010 in favor of Capital One NA, McLean, Virginia. Filed Jan. 6.

Mejia, Larissa: Ossining. \$10,479 in favor of Fifth Ave Surgery Center LLC, New York. Filed Jan. 7.

Miele, Sterina: Mamaroneck. \$2,936 in favor of Lvn Funding LLC, Greenville, South Carolina. Filed Dec. 31.

Molle, Vincent: Larchmont. \$10,001 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 23.

Munroe, Brittany N.: Yonkers. \$8,369 in favor of Capital One NA, McLean, Virginia. Filed Jan. 6.

Myllék, Christopher: Ossining. \$5,190 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 22.

Lee, Sang S.: Elmsford. \$7,243 in favor of Capital One NA, McLean, Virginia. Filed Jan. 8.

Liles, Darryl: Mount Vernon. \$25,666 in favor of Felix Endico. Filed Jan. 7.

Paulino, Ana: Yonkers. \$5,719 in favor of Citizens Bank NA, Johnston, Rhode Island. Filed Dec. 29.

Pere, Francisco J. M.: Port Chester. \$7,512 in favor of Midland Credit Management Inc., San Diego, California. Filed Dec. 31.

Pichardo, Luis A.: New Rochelle. \$5,824 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 22.

Polonia, Luis R.: Goldens Bridge. \$4,049 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Jan. 8.

Pulido, Miguel A. B.: Mount Vernon. \$8,786 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 22.

Ramos, Raul M.: Katonah. \$1,758 in favor of Capital One NA, Richmond, Virginia. Filed Dec. 23.

Riley, Corey S.: Yonkers. \$24,742 in favor of JPMorgan Chase Bank NA, Wilmington, Delaware. Filed Dec. 22.

Rodriguez, Jose R.: Mount Vernon. \$2,102 in favor of Capital One NA, McLean, Virginia. Filed Jan. 6.

Simone, Domenic: North Salem. \$2,741 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Jan. 7.

Stephens, Minerva: Ossining. \$2,466 in favor of Capital One NA, McLean, Virginia. Filed Jan. 8.

Tomlinson, Shawn: White Plains. \$8,885 in favor of Discover Bank, Columbus, Ohio. Filed Jan. 8.

Vega, Stephanie M.: Larchmont. \$1,382 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Jan. 6.

Voss, Alain: Pound Ridge. \$51,811 in favor of American Express National Bank, Sandy, Utah. Filed Jan. 6.

Kaffury, Viviana: as owner. Filed by US Bank Trust Company NA. Action: Foreclosure of a mortgage in the principal amount of \$367,000 affecting property located at 16 Glen Place New Rochelle.

Moore, Jessie: as owner. Filed by Loandepot.com LLC. Action: Foreclosure of a mortgage in the principal amount of \$560,000 affecting property located at 601 Washington Ave., Mount Pleasant.

Arbors Homeowners Association Inc. Board of Directors: as owner. Filed by Jonathan Goldstein. Action: Foreclosure of a mortgage in the principal amount of \$176,000 affecting property located at 246 Tree Top Crescent, Rye.

Arcs Mortgage Inc.: as owner. Filed by Carrington Mortgage Services LLC. Action: Foreclosure of a mortgage in the principal amount of \$158,000 affecting property located at 611 Woodland Hills Road, Greenburgh.

Bank of America NA: as owner. Filed by PNC Bank NA. Action: Foreclosure of a mortgage in the principal amount of \$568,000 affecting property located at 339 Ashford Ave., Dobbs Ferry.

Bernard, Sarah J.: as owner. Filed by Newrez LLC. Action: Foreclosure of a mortgage in the principal amount of \$314,000 affecting property located at 150 Fisher Ave., White Plains.

Chase-Tate, Stephanie: as owner. Filed by US Bank Trust NA. Action: Foreclosure of a mortgage in the principal amount of \$292,000 affecting property located at 111 DeHaven Drive, Unit 122, Yonkers.

De Naurois, Jean-Fereol J.: aka, as owner. Filed by US Bank Trust NA. Action: Foreclosure of a mortgage in the principal amount of \$730,000 affecting property located at 57 Mohegan Road, Mamaroneck.

Doe, John: as owner. Filed by Newrez LLC d.b.a. Action: Foreclosure of a mortgage in the principal amount of \$607,000 affecting property located at 49 Atherston Road, New Rochelle.

Fowler, Pamela: as owner. Filed by US Bank Trust NA. Action: Foreclosure of a mortgage in the principal amount of \$422,000 affecting property located at 92 Hillcrest Road, Mount Vernon.

Challenger, Jason C.: Mount Vernon. \$18,231 in favor of Roto-Rooter Services Co., Mamaroneck. Filed Jan. 20.

Lieberman, Michael: Mamaroneck. \$6,090 in favor of Ironwood Industries Inc., Smithtown. Filed Jan. 20.

Mata Amritanandamayi Center: New Rochelle. \$3,700 in favor of Sunbelt Rentals Inc., Islip. Filed Jan. 21.

Mosca, Kristina: Lewisboro. \$22,869 in favor of Tri-state Gunite LP. Filed Jan. 21.

Morris, Keiran E.: as owner. Filed by Lakeview Loan Servicing LLC. Action: Foreclosure of a mortgage in the principal amount of \$702,000 affecting property located at 4 Fieldwood Drive, Bedford.

Nadler, Beth -Deviser: as owner. Filed by PHH Mortgage Corp. Action: Foreclosure of a mortgage in the principal amount of \$954,000 affecting property located at 4 Lafayette Road, Mamaroneck.

Perez, Amado: as owner. Filed by Newrez LLC d.b.a. Action: Foreclosure of a mortgage in the principal amount of \$324,000 affecting property located at 107 W. Hartsdale Ave., Greenburgh.

Salvador, Silvino: as owner. Filed by Pennymac Loan Services LLC. Action: Foreclosure of a mortgage in the principal amount of \$380,000 affecting property located at 4 Pocantico Road, Ossining.

Silvester, Kendra: as owner. Filed by US Bank Trust NA. Action: Foreclosure of a mortgage in the principal amount of \$618,000 affecting property located at 2666 Amawalk Road, Katonah.

ASG Development of Westchester LLC: New Rochelle. \$92,606 in favor of AK Gatsios Inc., Bronx. Filed Jan. 20.

Mata Amritanandamayi Center: New Rochelle. \$3,700 in favor of Sunbelt Rentals Inc., Islip. Filed Jan. 21.

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**SHP VI Mount Pleasant
SPE LLC**, Mount Pleasant. \$3,282,839 in favor of KBE Building Corp., Farmingdale. Filed Jan. 21.

Stone Hill Private Foundation, Pound Ridge. \$60,187 in favor of Peak Enterprise Inc., Fishkill. Filed Jan. 20.

UNO Crestwood LLC, Yonkers. \$81,355 in favor of True Quality Inc. Filed Jan. 20.

Vellano, James, Bedford. \$10,826 in favor of Roto-Rooter Services Co., Mamaroneck. Filed Jan. 20.

NEW BUSINESSES

Partnerships

Kuhfahl & Baily, 707 Westchester Ave, White Plains 10604. c/o, Ingo Kuhfahl and John J. Baily. Filed Jan. 15.

Sole Proprietorships

Barbara Prisament, 50 Clarewood Drive, Hastings-on-Hudson 10706. c/o, Barbara Prisament. Filed Jan. 22.

Edamame, 187 Park Ave, Harrison 10528. c/o, Edward Wong. Filed Jan. 14.

Elizabeth Margit Music, 22 Bellevue Ave, Dobbs Ferry 10522. c/o, Elizabeth Margit Distefano. Filed Jan. 15.

Fernandezs Family, 38 Spring St., Port Chester 10573. c/o, Favlonas Reyes. Filed Jan. 15.

Items appearing in the Westfair Business Journal's On The Record section are compiled from various sources, including public records made available to the media by federal, state and municipal agencies and the court system. While every effort is made to ensure the accuracy of this information, no liability is assumed for errors or omissions. In the case of legal action, the records cited are open to public scrutiny and should be inspected before any action is taken.

Questions and comments regarding this section should be directed to:

Sebastian Flores
Westfair Communications Inc.
4 Smith Ave., Suite 2
Mount Kisco, NY 10549
Phone: 914-694-3600

J&K Services, 12 Lincoln Ave, New Rochelle 10801. c/o, Juan Carlos Fiqueroa. Filed Jan. 16.

Kashifali Distributor, 47 Alder St., Apt. 1n, Yonkers 10701. c/o, Syed Kashif. Filed Jan. 16.

Law Office of Todd J Krouner, 93 N. Greeley Ave, Chappaqua 10514. c/o, Todd J. Krouner, Filed Jan. 16.

Lice Terminator Mobile Service, 7 Rossiter Ave, Yonkers 10701. c/o, Princellastine Mayand. Filed Jan. 22.

Live Spotlight Exchange, 4 Onieda Ave., Mount Vernon 10553. c/o, Michael Mais. Filed Jan. 14.

Moonlight Pixel Productions, 136 Rich Ave. Apt. 3, Mount Vernon 10550. c/o, Bryan Ribeiro. Filed Jan. 22.

New Hope Wellness Club, 241 S. Ridge St., Rye Brook 10573. c/o, Ines Echeverria. Filed Jan. 14.

One Time Management & Associates, 79-81 Main St., No. 673, Yonkers 10701. c/o, Esther Kamanzi. Filed Jan. 16.

Ouchyonghwa Guzheng Art Center, 1260 Park Lane, Yorktown Heights 10598. c/o, Grace Chyonghiwa. Filed Jan. 20.

Pristine Pro Cleaners, 250 McLean Ave. Yonkers 10705. c/o, Tearra Little. Filed Jan. 9.

Sandy Landscaping Services, 26 State St, Ossining 10562. c/o, Jose R. Zuniga. Filed Jan. 21.

Smoothie Spot, 2 Bank St, Peekskill 10566. c/o, Blanca Anguisaca. Filed Jan. 21.

Sustainaglow, 310 Langdon Ave., Mount Vernon 10553. c/o, Justin Williams. Filed Jan. 21.

TLJ Professional Services, 10 N. Fulton Ave., Mount Vernon 10550. c/o, Theodore L. Jackson. Filed Jan. 21.

Westchester Lifeguards, 1304 Half Moon Bay D, Croton-on-Hudson 10520. c/o, Summer Stern. Filed Jan. 13.

HUDSON VALLEY

BUILDING LOANS

Above \$1 million

Community Bank & Trust, as owner. Lender: Grand Street Newburgh Property Company LLC. Property: in Newburgh. Amount: \$15.8 million. Filed Dec. 29.

Ice Lender Holdings LLC, as owner. Lender: 81 Raywood LLC. Property: in Monroe. Amount: \$2.5 million. Filed Dec. 30.

Below \$1 million

Broadview Capital LLC, as owner. Lender: Double Brix Inc. Property: 82 Goosepond Mountain Road, Chester. Amount: \$550,000. Filed Jan. 2.

EH Capital LLC, as owner. Lender: Mountain View Home Builders Inc. Property: in Orange. Amount: \$100,000. Filed Dec. 23.

Kiavi Funding Inc., as owner. Lender: ERM Vuong LLC. Property: 219 Melville Drive, New Windsor. Amount: \$342,600. Filed Dec. 29.

Lendingone LLC, as owner. Lender: The Development LLC. Property: in Wallkill. Amount: \$205,550. Filed Dec. 22.

Primelending, as owner. Lender: David Wallace. Property: in Newburgh. Amount: \$325,120. Filed Dec. 23.

Primelending, as owner. Lender: Madeline Ziegler, et al. Property: in Chester. Amount: \$508,000. Filed Dec. 30.

Rock Orange LLC, as owner. Lender: Barleymount Realty LLC, et al. Property: 24 Summit Ave. Monroe-Harriman. Amount: \$192,500. Filed Dec. 26.

TD Bank, as owner. Lender: Esparra Tomas. Property: 72 Cronemer Heights Drive, Newburgh. Amount: \$749,000. Filed Dec. 24.

DEEDS

Above \$1 million

110 Route 9w Estates LLC, Monsey. Seller: 110 112 N. Route 9W LLC, Airmont. Property: 110 114 N. Route 9W, Clarkstown. Amount: \$4.5 million. Filed Dec. 29.

177 N. Liberty LLC, Stony Point. Seller: Robert S. McEwan, Stony Point. Property: 177 N. Liberty Drive, Stony Point. Amount: \$1.1 million. Filed Jan. 5.

18funstons LLC, Brooklyn. Seller: Funston Estates LLC, Chester. Property: 18 W. Funston Ave. Spring Valley. Amount: \$1.1 million. Filed Dec. 26.

Bernath, Yankel, Airmont. Seller: 24 Suffern LLC, Airmont. Property: 24 Suffern Place, Monsey. Amount: \$1.9 million. Filed Dec. 29.

Cranford RE Holdings LLC, Monsey. Seller: Bart Silverman, New City. Property: 43 Cranford Drive, New City. Amount: \$1 million. Filed Dec. 30.

Gertner, Esther, Spring Valley. Seller: 115 S. Madison NY LLC, Airmont. Property: 115 S. Madison Ave. Spring Valley. Amount: \$1.4 million. Filed Dec. 29.

Grove Edge LLC, Montebello. Seller: Road Saddle River LLC, Lakewood, New Jersey. Property: 50 Saddle River Road, North Monsey. Amount: \$11.7 million. Filed Jan. 6.

Katz, Moshe, New Hempstead. Seller: Pennington Lots LLC, Nanuet. Property: 15 Argo Lane, New Hempstead. Amount: \$1.7 million. Filed Jan. 5.

Markowitz, Sarah, Spring Valley. Seller: Sunshine Gardens Realty LLC, Airmont. Property: 17 Lazer Court, Spring Valley. Amount: \$1 million. Filed Jan. 6.

Moe Capital Group LLC, Orangeburg. Seller: 523 Route 303 Real Estate LLC, Orangeburg. Property: 523 Route 303, Orangeburg. Amount: \$2.1 million. Filed Jan. 5.

WESTCHESTER COUNTY & HUDSON VALLEY

Quaker 276 Holdings LLC, Brooklyn. Seller: Dorit Katz, Plano, Texas. Property: 276 Quaker Road, Pomona. Amount: \$1.1 million. Filed Jan. 5.

Buena Holdings LLC, Pomona. Seller: Katherine Lopez, New City. Property: 369 Buena Vista Road, New City. Amount: \$325,000. Filed Dec. 29.

Cent Realty LLC, Spring Valley. Seller: Sosamma K. Mathew, New City. Property: 11 Central Ave. New City. Amount: \$750,000. Filed Dec. 29.

Faivelson, Rivkah, Monsey. Seller: 116 Adar Court LLC, Suffern. Property: 116 Adar Court, Monsey. Amount: \$10. Filed Jan. 5.

Fuchs, Eliezer, Monsey. Seller: 12 Buckman LLC, Airmont. Property: 12 Buckman Place, Spring Valley. Amount: \$995,000. Filed Dec. 29.

GSS Hospitality, Brooklyn. Seller: Miriam Farkas, Wesley Hills. Property: 55 Spook Rock Road, Wesley Hills. Amount: \$755,000. Filed Jan. 6.

Kaufman, Joel E., Monsey. Seller: Eliezer Fuchs, Monsey. Property: 10 Karow Court, Chestnut Ridge. Amount: \$880,000. Filed Dec. 26.

Lordship Holdings LLC, Brooklyn. Seller: US Bank Trust NA, Dallas, Texas. Property: 12 Roosevelt Drive, West Haverstraw. Amount: \$410,000. Filed Dec. 29.

Mandelbaum, Samuel, Spring Valley. Seller: Union Apartments LLC, Suffern. Property: 17 Union Road, Spring Valley. Amount: \$910,000. Filed Jan. 5.

Montero, Alexis. Seller: UC Reno LLC, Poughkeepsie. Property: in town of Poughkeepsie. Amount: \$405,000. Filed Dec. 22.

Old Vault LLC, New City. Seller: Gregory Miller, Central Nyack. Property: 97 Route 59, Nyack. Amount: \$495,000. Filed Dec. 30.

Olit 2024 Hb1 Alternative Holdings LLC, Houston, Texas. Seller: Alden H. Wolfe, et al, New City. Property: 2 Bolger Lane, Suffern. Amount: \$708,806. Filed Jan. 2.

Pasquarella, Alexis. Seller: Bayside Home Solutions LLC, Poughkeepsie. Property: in Wappinger. Amount: \$510,000. Filed Dec. 19.

Piermont Portfolio LLC, Orangeburg. Seller: S&M Portfolio LLC, Brooklyn. Property: 21 Ash St. and 32 Oak St., Piermont. Amount: \$875,000. Filed Dec. 29.

Rita Star LLC, Monsey. Seller: 19 Rita LLC, Suffern. Property: 19 Rita Ave. Monsey. Amount: \$999,000. Filed Dec. 29.

Rosado, Khaila, West Haverstraw. Seller: David and Maribeth Bertolino Trust, et al., Garnerville. Property: 2 Ridge St. West Haverstraw. Amount: \$680,000. Filed Jan. 5.

Shields, Patrick, Blauvelt. Seller: Kara Burns, Nyack. Property: 109 High Ave. Nyack. Amount: \$405,000. Filed Dec. 30.

Shwarts, Itamar, Spring Valley. Seller: Duvr Tuv LLC, Spring Valley. Property: 42 Summit Ave. Spring Valley. Amount: \$10. Filed Jan. 6.

Spare Entity LLC, Orangeburg. Seller: S&M Portfolio LLC, Brooklyn. Property: 80 Tate Ave. and 17 Ash St. Piermont. Amount: \$875,000. Filed Dec. 29.

Weberman, Yitty, Spring Valley. Seller: Union Apartments LLC, Suffern. Property: 17 Union Road, Spring Valley. Amount: \$999,000. Filed Jan. 7.

Yarmelke ZR LLC, New City. Seller: Mordechai L. Leiser, New Hempstead. Property: 6 Hidden Valley Drive, Pomona. Amount: \$900,000. Filed Dec. 29.

JUDGMENTS

Alesi, Alfred, New Windsor. \$1,352 in favor of Lvn Funding LLC, Greenville, South Carolina. Filed Dec. 29.

Anderson, David A., Middletown. \$6,476 in favor of Lvn Funding LLC, Greenville, South Carolina. Filed Jan. 6.

Arocho, Cristina, Highland Mills. \$2,798 in favor of Lvn Funding LLC, Greenville, South Carolina. Filed Dec. 30.

Banh Somtum LLC, Houston, Texas. \$12,253 in favor of Simply Funding LLC, Chester. Filed Dec. 23.

Bolak, Thomas Robert, Highland Falls. \$11,141 in favor of TEG Federal Credit Union, Poughkeepsie. Filed Jan. 5.

Bonano, Samantha, Goshen. \$13,672 in favor of Capital One, McLean, Virginia. Filed Dec. 23.

Borrero, Kylene E., Port Jervis. \$3,783 in favor of Capital One, McLean, Virginia. Filed Jan. 5.

Brown, Lecarto A., Harriman. \$11,026 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Dec. 23.

Chase, D'Angelo, Middletown. \$3,129 in favor of Capital One, McLean, Virginia. Filed Jan. 2.

Clouston, Kenneth, Middletown. \$1,208 in favor of Lvn Funding LLC, Greenville, South Carolina. Filed Jan. 6.

Coronel, Jose, New Windsor. \$4,737 in favor of Capital One, McLean, Virginia. Filed Dec. 29.

Dennison, Jonathan, Greenwood Lake. \$1,306 in favor of Portfolio Recovery Associates LLC, Norfolk, Virginia. Filed Jan. 5.

Diltz, Dean, Chester. \$1,423 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed Dec. 24.

Downing Property Management LLC, Middletown. \$264,863 in favor of Keybank NA, Buffalo. Filed Dec. 24.

Dritto, Jonathan, Highland. \$4,581 in favor of Discover Bank, Columbus, Ohio. Filed Dec. 24.

Dvorak, Joan, Monroe. \$1,397 in favor of Midland Credit Management Inc., San Diego, California. Filed Dec. 30.

Ehrenthal, Joel, Monroe. \$8,413 in favor of Capital One, McLean, Virginia. Filed Dec. 30.

Esquerette, Edith, Newburgh. \$6,046 in favor of Synchrony Bank, Draper, Utah. Filed Dec. 23.

Fender, Kevaughn, Fort Montgomery. \$8,948 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Dec. 26.

Finnegan, James G., Monroe. \$18,446 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Dec. 23.

Fish, Joel, Middletown. \$6,465 in favor of JPMorgan Chase Bank, Wilmington, Delaware. Filed Dec. 29.

Garcia, Cecilia, Middletown. \$6,837 in favor of Capital One, McLean, Virginia. Filed Dec. 29.

Gardner, Catherine, Chester. \$3,252 in favor of Portfolio Recovery Associates LLC, Norfolk, Virginia. Filed Dec. 22.

Garvey, Ishadar S., Warwick. \$8,415 in favor of Capital One, McLean, Virginia. Filed Dec. 23.

Gonzalez, Carolina, Middletown. \$3,728 in favor of Synchrony Bank, Draper, Utah. Filed Dec. 30.

Gonzalez, Jose A., Middletown. \$2,390 in favor of Citibank, Sioux Falls, South Dakota. Filed Dec. 30.

Gowans, Gelepton, Middletown. \$2,935 in favor of Lvn Funding LLC, Greenville, South Carolina. Filed Jan. 6.

Graham, Chrishana, Newburgh. \$12,562 in favor of Credit Acceptance Corp., Southfield, Michigan. Filed Jan. 6.

Grossberg, Malky, Monroe. \$17,718 in favor of Capital One, McLean, Virginia. Filed Dec. 24.

Harding, Angella H., Walden. \$4,273 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 5.

Hawkins, Tanika, Port Jervis. \$5,052 in favor of Lvn Funding LLC, Greenville, South Carolina. Filed Jan. 6.

Hodges, Brandon, Bloomingburg. \$3,827 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 6.

Hooper, Lashawnda A., Middletown. \$1,798 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 6.

Hopkin, Tiffany, Monroe. \$2,658 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 5.

Johnson, Ada J., Middletown. \$3,093 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed Dec. 30.

Jones, Naciah, Middletown. \$21,509 in favor of Lvn Funding LLC, Greenville, South Carolina. Filed Jan. 6.

King, Grady, Monroe. \$2,773 in favor of Lvn Funding LLC, Greenville, South Carolina. Filed Jan. 6.

Kirby, Jerome A., Middletown. \$4,679 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed Jan. 2.

Lasserre, Arina N., Otisville. \$1,536 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed Dec. 31.

Ledoux, Angelot, Middletown. \$3,034 in favor of Capital One, McLean, Virginia. Filed Dec. 30.

Lepre, Adrienne, Warwick. \$1,553 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 5.

Locurto, Jesse B., New Hampton. \$4,883 in favor of Synchrony Bank, Draper, Utah. Filed Dec. 30.

Machuca, Flor I., Newburgh. \$8,207 in favor of Lvn Funding LLC, Greenville, South Carolina. Filed Jan. 6.

Manuel, Jamale, Middletown. \$7,503 in favor of Capital One, McLean, Virginia. Filed Dec. 30.

McKesey, Dennis B., Central Valley. \$45,788 in favor of TEG Federal Credit Union, Poughkeepsie. Filed Dec. 30.

McNamara, William E., Cornwall-on-Hudson. \$3,316 in favor of TEG Federal Credit Union, Poughkeepsie. Filed Dec. 23.

McNamee, Joseph, Greenwood Lake. \$5,246 in favor of Capital One, McLean, Virginia. Filed Dec. 30.

Moriarty, Daniel, Goshen. \$3,456 in favor of First National Bank of Omaha, Omaha, Nebraska. Filed Jan. 6.

Ortega, Cristian, Newburgh. \$2,274 in favor of Lvn Funding LLC, Greenville, South Carolina. Filed Jan. 6.

Usera, Jesse C., Port Jervis. \$7,660 in favor of Cavalry Spv I LLC, Greenwich, Connecticut. Filed Jan. 6.

Rivera, Mario A., Chester. \$3,372 in favor of TD Bank USA, Brooklyn Park, Minnesota. Filed Dec. 24.

Rodriguez, Leslie S., Monroe. \$3,655 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 6.

Rogers, Patrick, Middletown. \$1,356 in favor of Lvn Funding LLC, Greenville, South Carolina. Filed Dec. 31.

Rogers, Tikisha, Montgomery. \$1,528 in favor of Midland Credit Management Inc., San Diego, California. Filed Dec. 30.

Rogers, Venith, Middletown. \$6,568 in favor of Citibank, Sioux Falls, South Dakota. Filed Jan. 5.

Salty Rodeo Company LLC, et al., Odessa, Texas. \$36,877 in favor of Simply Funding LLC, Chester. Filed Jan. 5.

Silberstein, Yosef, Monroe. \$6,320 in favor of Bank of America, Charlotte, North Carolina. Filed Dec. 23.

Singleton, Ronesha M., Middletown. \$3,555 in favor of Capital One, Richmond, Virginia. Filed Jan. 5.

Soto, Brunilda, Pine Bush. \$7,313 in favor of Capital One, McLean, Virginia. Filed Dec. 29.

Star Liquors II LLC, West New York, New Jersey. \$62,558 in favor of Simply Funding LLC, Chester. Filed Dec. 23.

Suriel, Yodarlin, Middletown. \$3,594 in favor of Lvn Funding LLC, Greenville, South Carolina. Filed Jan. 6.

Tannenbaum, Bluma, Monroe. \$15,493 in favor of Capital One, Richmond, Virginia. Filed Jan. 5.

Tessler, Chaya, Monroe. \$5,873 in favor of American Express National Bank, Sandy, Utah. Filed Dec. 26.

Thomas, Javon M., Highland Mills. \$1,301 in favor of Midland Credit Management Inc., San Diego, California. Filed Dec. 30.

West, Michael A., Middletown. \$2,585 in favor of Discover Bank, Columbus, Ohio. Filed Jan. 5.

Yoyatla, Evelyn, Middletown. \$3,451 in favor of Citibank, Sioux Falls, South Dakota. Filed Dec. 30.

Vasquez, Kenneth, Middletown. \$1,773 in favor of Midland Credit Management Inc., San Diego, California. Filed Jan. 5.

Velasquez, Dianna, New Windsor. \$2,415 in favor of Capital One, McLean, Virginia. Filed Dec. 23.

Veloz, Jose, Washingtonville. \$3,217 in favor of Lvn Funding LLC, Greenville, South Carolina. Filed Dec. 31.

Williams, Randolph, Walden. \$6,452 in favor of Discover Bank, Columbus, Ohio. Filed Dec. 30.

Wright, Michael A., Middletown. \$2,585 in favor of Capital One, Richmond, Virginia. Filed Jan. 5.

Xoyatla, Evelyn, Middletown. \$3,451 in favor of Citibank, Sioux Falls, South Dakota. Filed Dec. 30.

NEW BUSINESSES

Sole Proprietorships

Art of Hair, 148 Temple Hill Road, New Windsor 12553. c/o Michelle Ann Iorio. Filed Jan. 21.

Blanos Soft Wash Pressure Wash, 248 Old Tuxedo Road, Monroe 10950. c/o John A. Blanos. Filed Jan. 16.

Botjer Acupuncture, 3136 Route 207, Suite 105, Campbell Hall 10916. c/o Botjer Heather Elaine. Filed Jan. 20.

Brokn Society Tattoo, 2463 Route 302, Middletown 10941. c/o Diego Fernando Eraso. Filed Jan. 20.

Deniss Home Improvements, 59 Ludlam Road, Monroe 10950. c/o Denis Gregorio Noboa Palacios. Filed Jan. 14.

Diamond Painting Pro, 79 Lander St. No.1, Newburgh 12550. c/o Juan Carlos Bello Sosa. Filed Jan. 16.

Family Business, 281 Howells Road, Middletown 10940. c/o Moronta Paredes Glennys Diana. Filed Jan. 20.

Jb Projects, 12 Lafayette Ave., No.1/2, Middletown 10940. c/o Jose Jo Cabrera Berme. Filed Jan. 20.

Keys With Kat, 68 Bay View Terrace, Newburgh 12550. c/o Katherine Leandry. Filed Jan. 20.

Mike on Demand, 29 Scottyoung Lane, Westtown 10998. c/o Michael Louis Nicastro. Filed Jan. 20.

Moras Mobile Automotive Services, 6 Scenic View Drive, New Windsor 12553. c/o Edgar Mora. Filed Jan. 20.

Nabless Machinas, 348 Route 32, Central Valley 10917. c/o Ernesto Noble Horace. Filed Jan. 20.

PRJ Construction, 362 Scotchtown Road, Goshen 10924. c/o Plinio B. Ramirez. Filed Jan. 15.

Super Star DNA, 4 Midway Drive, Monroe 10950. c/o Doni J. Duran. Filed Jan. 16.

Wonderbuds Daycare, 26 Schofield Lane, Cornwall-on-Hudson 12518. c/o Indhira Estela Ramirez. Filed Jan. 15.

BUILDING PERMITS

Commercial

35 Myrtle Street LLC, Norwalk, contractor for 35 Myrtle Street LLC. Construct superstructure for new single-family residence at 35 Myrtle St., Norwalk. Estimated cost: \$450,000. Filed Dec. 12.

City of Norwalk, contractor for city of Norwalk. Relocate interior door and add interior partition at Hunters Lane, Norwalk. Estimated cost: \$30,000. Filed Dec. 11.

Connecticut Basement Systems Inc., Norwalk, contractor for Paolo F. Magnone and Suzanne Henrick. Renovate single-family residence at 16 Half Mile Road, Norwalk. Estimated cost: \$27,733. Filed Dec. 12.

CWB Contracting LLC, Norwalk, contractor for Protestant Episcopal Society. Install one rear door and fire door in large parish hall area at 2 Emerson St., Norwalk. Estimated cost: \$13,000. Filed Dec. 16.

Fairfield Pool Associates LLC, Norwalk, contractor for Evan Hoffman. Construct in-ground pool with spa at 141 Partrick Ave., Norwalk. Estimated cost: \$60,000. Filed Dec. 12.

Hoffman, Evan, Norwalk, contractor for Evan Hoffman. Install storage shed with power at rear of single-family residence at 141 Partrick Ave., Norwalk. Estimated cost: \$15,000. Filed Dec. 12.

JCMP Construction Services LLC, Norwalk, contractor for Quesited Consulting LLC Katie Wagner. Remove the existing retaining wall and install a new at 72 Shadow Ridge Road, Stamford. Estimated cost: \$61,000. Filed Dec. 29.

Lasberg Construction Associates Inc., Armonk, New York, contractor for Quesited Consulting LLC Katie Wagner. Transform the commercial office interior with a renovation on the ground floor and mezzanine at 88 Hamilton Ave., Stamford. Estimated cost: \$200,000. Filed Dec. 15.

Lewis, Patrick B., Woodbridge, contractor for All-Electric Construction & Communication LLC. Install a photovoltaic roof mount system at 535 Hope St., Stamford. Estimated cost: \$252,252. Filed Dec. 11.

LHH Builders LLC, Norwalk, contractor for 8 Gregory Court LLC. Renovate single-family residence at 8 Gregory Court, Norwalk. Estimated cost: \$67,240. Filed Dec. 15.

Michael Stadler Constructor LLC, Norwalk, contractor for Osborne Avenue LLC. Renovate single-family residence at 48 Osborne Ave., Norwalk. Estimated cost: \$15,000. Filed Dec. 12.

Momentum Solar LLC, South Plainfield, New Jersey, contractor for Momentum Solar LLC. Install a rooftop railed solar PV system at 66 Toms Road, Stamford. Estimated cost: \$82,022. Filed Dec. 16.

Momentum Solar LLC, South Plainfield, New Jersey, contractor for Momentum Solar LLC. Install a rooftop railed solar PV system at 90 Harbor Drive, Stamford. Estimated cost: \$104,925. Filed Dec. 16.

Power Home Remodeling Group LLC, Chester, Pennsylvania, contractor for Power Home Remodeling Group LLC. Replace and remove 1 window and 1 sliding glass door and install 19 square feet of siding with house wrap and form-fitted insulated vinyl ensuring no structural changes occur at 127 Woodway Road, Stamford. Estimated cost: \$53,907. Filed Dec. 29.

Power Home Remodeling Group LLC, Chester, Pennsylvania, contractor for Power Home Remodeling Group LLC. Replace siding with house wrap and form-fitted insulated vinyl at 32 Chatfield St., Stamford. Estimated cost: \$53,884. Filed Dec. 29.

Power Home Remodeling Group LLC, Chester, Pennsylvania, contractor for Power Home Remodeling Group LLC. Replace and install 26.5 square of siding with house wrap and form-fitted insulated vinyl at 248 Sun Dance Road, Stamford. Estimated cost: \$47,540. Filed Dec. 29.

Quesited Consulting LLC Katie Wagner, Stamford, contractor for Quesited Consulting LLC Katie Wagner. Construct a new detached garage/storage shed with an expansion of the gravel driveway at 99 E. Hunting Ridge Road, Stamford. Estimated cost: \$25,937. Filed Dec. 4.

Fagan, Olwyn, Stamford, contractor for Olwin Fagan. Transform a closet to add a shower at 105 Harbor Drive, Stamford. Estimated cost: \$6,999. Filed Dec. 22.

Rotundo, Rich, Norwalk, contractor for Joshua Nemore. Perform replacement alterations at 111 East Ave., Norwalk. Estimated cost: \$389,500. Filed Dec. 16.

Sono Wharf LLC, Norwalk, contractor for Sono Wharf LLC. Perform replacement alterations at 57 Chestnut St., Norwalk. Estimated cost: \$1,000. Filed Dec. 15.

Residential

BPC Capital Management VI LLC, Norwalk, contractor for BPC Capital Management VI LLC. Construct foundation only for 10 new unit additions to existing single-family residence at 7 Park St., Norwalk. Estimated cost: \$10,000. Filed Dec. 10.

Casa Bella Exteriors LLC, Norwalk, contractor for John Bainton. Tear off old roof and install new asphalt shingles roof at 25 Ridgewood Road, Norwalk. Estimated cost: \$8,100. Filed Dec. 9.

Flagship Custom Homes LLC, Stamford, contractor for Lisa Terenzio. Construct a master bathroom extension, add alterations to a single-family dwelling and create an open porch with a roof and staircase at 244 Minivale Road, Stamford. Estimated cost: \$138,000. Filed Dec. 12.

Corvo, Philip and Susan Corvo, Norwalk, contractor for Philip and Susan Corvo. Install generator for single-family residence at 130 N. Seir Hill Road, Norwalk. Estimated cost: \$17,500. Filed Dec. 15.

Dorival, Marie, Stamford, contractor for Marie Dorival. Construct a two-story addition totaling 873 square feet to the property to build a family room and a primary bedroom at 113 Fourth St., Stamford. Estimated cost: \$130,000. Filed Dec. 30.

Empower Energy Solutions LLC, Darien, contractor for Lando Bates. Install roof-mounted solar PV array to be interconnected with home's electrical system at 191 Cold Spring Road, Stamford. Estimated cost: \$25,937. Filed Dec. 4.

Fay Construction LLC, Stamford, contractor for Ryan Salvatore. Replace all windows and siding; install a new roof; remove all interior finishes and replace them with new finishes, including insulation on exterior walls; revise the addition of a new garage, primary bedroom and new entry gallery. Redesign the interior layout of the existing first- and second-floor spaces at 18 Gurley Road, Stamford. Estimated cost: \$400,000. Filed Dec. 3.

Fernandez, Frank, Stamford, contractor for Frank Fernandez. Renovate the kitchen and bathroom on the second floor, keeping fixtures in the same locations at Sylvan Knoll Road, Stamford. Estimated cost: \$15,000. Filed Dec. 10.

Garcia, Issel, Stamford, contractor for Issel Garcia. Repair the damaged floor slab temporarily and replace the floor finishes at 21 Harbor View Ave., Stamford. Estimated cost: \$20,000. Filed Dec. 9.

Geca, Slawomir G., Norwalk, contractor for Raqrog32 LLC. Remove and replace 2 existing decks at 230 New Canaan Ave., Unit 32, Norwalk. Estimated cost: \$27,800. Filed Dec. 9.

Genovese, Stephan A., Stratford, contractor for Stephan Genovese. Install a 24 kW Generac generator at 300 Haviland Road, Stamford. Estimated cost: \$17,998. Filed Dec. 2.

GI Capasso LLC, New Haven, contractor for Steve Sheiffele. Replace pre-cast concrete panel unit, metal flashing at the base of cavity wall and expansion joint between two concrete decks at 215 Stillwater Ave., Stamford. Estimated cost: \$83,735. Filed Dec. 17.

Helio Solar LLC, Trumbull, contractor for Chris Milewski. Install a 24.795 KW rooftop solar system with 57 panels and 2 inverters, with a backup gateway at 237 Russet Road, Stamford. Estimated cost: \$86,597. Filed Dec. 2.

Hobbs Inc., New Canaan, contractor for Greg Briante. Start planning for the commercial alterations at 30 Buxton Farm Road, Stamford. Estimated cost: \$35,000. Filed Dec. 3.

Groundworks New England LLC, Virginia Beach, Virginia, contractor for Angelica Palmore. Install 4 push piers to stabilize the perimeter foundation of the home at 41 West Trail, Stamford. Estimated cost: \$12,828. Filed Dec. 22.

Gunner LLC, Stamford, contractor for Andrew Prchal. Remove existing siding and replace with James Hardie lap siding; tear off roof and kitchen bay window roof; install SBS self-adhering base sheet onto plywood; apply SBS self-adhering cap sheet over base sheet in black; install new white aluminum 6" K-style gutters using hidden fasteners, elbows and downspouts at 116 S. Lake Drive, Stamford. Estimated cost: \$82,484. Filed Dec. 16.

Gutama Contractors LLC, Bridgeport, contractor for Raul Gutama. Start envisioning your dream home addition at 34 Gilford St., Stamford. Estimated cost: \$60,000. Filed Dec. 17.

Harmoni Group LLC, West Hartford, contractor for Markus Wellman. Remove the existing roof and install new class A shingles by GAF in pewter grey at 52 Orchard St., Stamford. Estimated cost: \$26,066. Filed Dec. 11.

Hatzivasiliadis, Panteleimon, Stamford, contractor for Panteleimon Hatzivasiliadis. Replace the flat roof over an area of 10 squares at 123 W. Main St., Stamford. Estimated cost: \$11,698. Filed Dec. 15.

Helio Solar LLC, Trumbull, contractor for Chris Milewski. Install a 24.795 KW rooftop solar system with 57 panels and 2 inverters, with a backup gateway at 237 Russet Road, Stamford. Estimated cost: \$86,597. Filed Dec. 2.

Hobbs Inc., New Canaan, contractor for Greg Briante. Start planning for the commercial alterations at 30 Buxton Farm Road, Stamford. Estimated cost: \$35,000. Filed Dec. 3.

Items appearing in the Westfair Business Journal's On The Record section are compiled from various sources, including public records made available to the media by federal, state and municipal agencies and the court system. While every effort is made to ensure the accuracy of this information, no liability is assumed for errors or omissions. In the case of legal action, the records cited are open to public scrutiny and should be inspected before any action is taken.

Questions and comments regarding this section should be directed to:

Sebastian Flores
Westfair Communications Inc.
4 Smith Ave., Suite 2
Mount Kisco, NY 10549
Phone: 914-694-3600

Home Depot USA Inc., Atlanta, Georgia, contractor for Scott Doughman. Replace 26 windows and 1 patio door, same size, no structural change at 264 Dundee Road, Stamford. Estimated cost: \$27,351. Filed Dec. 1.

Home Depot USA Inc., Atlanta, Georgia, contractor for Scott Doughman. Replace 12 windows, same size, no structural change at 233 Fairfield Ave., Stamford. Estimated cost: \$16,430. Filed Dec. 11.

Milians Carpentry Service LLC, Norwalk, contractor for Rafic Hanna. Remove roof and reroof 35 Orlando Road, Norwalk. Estimated cost: \$7,000. Filed Dec. 12.

Neves, Frank A., Norwalk, contractor for Greyclock Woods LLC. Supply and wire air cooled generator at 18 Singingwoods Road, Norwalk. Estimated cost: \$12,000. Filed Dec. 12.

Pincione, Barbara and Raffaele Pincione, Norwalk, contractor for Barbara and Raffaele Pincione. Construct foundation only for 2 1/2 story addition at 56 Glen Ave., Norwalk. Estimated cost: \$18,000. Filed Dec. 11.

Real Powerwash Services LLC, Norwalk, contractor for Dana Berger Hill. Remove roof and reroof 18 Roxbury Road, Norwalk. Estimated cost: \$2,450. Filed Dec. 15.

Roque, Margarita, Norwalk, contractor for Margarita Roque. Remodel kitchen and bathroom, replace sheetrock insulation and electric at 9 Winnipauk Drive, Norwalk. Estimated cost: \$30,000. Filed Dec. 11.

Sarnelle, Anthony, Norwalk, contractor for Anthony Sarnelle. Remove existing rear deck and install landing with stairs at 8 Beauford Road, Norwalk. Estimated cost: \$15,000. Filed Dec. 12.

Vona Jr., Carlo, Norwalk, contractor for 19 Dock LLC. Renovate single-family residence at 19 Dock Road, Norwalk. Estimated cost: \$491,000. Filed Dec. 12.

Window Nation LLC, Norwalk, contractor for Joseph Mastroianni. Remove and replace 57 windows, same size, at 15 Bouton St., Norwalk. Estimated cost: \$50,659. Filed Dec. 9.

Zakhar, Theodore, Norwalk, contractor for Stuart Lane. Remove roof and reroof 12 Leonard St., Norwalk. Estimated cost: \$11,600. Filed Dec. 9.

Zakhar, Theodore, Norwalk, contractor for Dwight St. John. Remove roof and reroof 5 Tonetta Cr., Norwalk. Estimated cost: \$25,600. Filed Dec. 12.

COURT CASES

Bridgeport Superior Court

Clark, Rashawn Lamar, et al. Bridgeport. Filed by Tyrell T. Cole, Stratford. Plaintiff's attorney: Nicholas R. Nesi, East Haven. Action: the plaintiff suffered a collision caused by the defendant and sustained severe damages and injuries. The plaintiff seeks monetary damages more than \$15,000, exclusive of interest and costs and such other and further relief as the court deems appropriate. Case no. FBT-CV-26-6154759-S. Filed Dec. 22.

J&A Brother Inc., et al. Milford Filed by Veronica Plummer, Bridgeport. Plaintiff's attorney: Bradley Law Group LLC, Bridgeport. Action: the plaintiff suffered a collision allegedly caused by the defendant and sustained severe damages and injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-26-6154965-S. Filed Jan. 2.

Kashtbhanjan LLC, Glastonbury. Filed by Paul Meade, Fairfield. Plaintiff's attorney: Buckley Wynne & Parese LLC, New Haven. Action: the plaintiff was walking in the parking lot controlled and maintained by the defendant and when near the handicap parking space to the right of the main entrance he was caused to slip and fall on ice causing him to sustain and suffer injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-26-6154661-S. Filed Dec. 18.

LM General Insurance Company

Scranton, Pennsylvania. Filed by Kyteva English, Norwalk. Plaintiff's attorney: Karayiannis & Denkovich PC, Bridgeport. Action: The plaintiff suffered a collision allegedly caused by an unidentified motorist. The defendant is required to provide its policy, which contains provisions for uninsured motorist benefits for the plaintiff. The defendant has not paid compensation to the plaintiff for his injuries and losses. The plaintiff seeks monetary damages more than \$15,000, exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-25-6057147-S. Filed Nov. 25.

Ohio Mutual Insurance Company, Hartford. Filed by Christine M. Kish, Ridgefield. Plaintiff's attorney: HCW LLP, Ridgefield. Action: The plaintiff suffered a collision allegedly caused by another driver and sustained severe and painful personal injuries. The driver didn't have sufficient automobile insurance to fairly compensate the plaintiff and this triggered an instant claim for underinsured motorist coverage benefits against the defendant. The defendant was notified and allegedly has failed to compensate the plaintiff fairly. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-26-6154757-S. Filed Dec. 22.

Danbury Superior Court

City of Danbury, Danbury. Filed by Jose Agosto, Middlebury. Plaintiff's attorney: Attorney Rachel M. Baird, Rocky Hill. Action: the plaintiff is a former city of Danbury, full-time police officer. The defendant allegedly terminated plaintiff's employment due to his age. Because of the termination the plaintiff has suffered damages. He seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-25-6057014-S. Filed Dec. 25.

Town of Bethel, Bethel. Filed by Jane Farrell, Bethel. Plaintiff's attorney: The Flood Law Firm LLC, Middletown. Action: the plaintiff was lawfully on the public sidewalk maintained by the defendant, when she was caused to fall allegedly due to the broken and missing concrete within the sidewalk, thereby causing her to suffer the injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. DBD-CV-25-6057449-S. Filed Dec. 17.

Fletcher, Ryan, et al., Redding. Filed by The Wakefield Collection, Stamford. Plaintiff's attorney: Bruce Phillip Bennett, Washington Depot. Action: the plaintiff was walking in the parking lot controlled and maintained by the defendant and when near the handicap parking space to the right of the main entrance he was caused to slip and fall on ice causing him to sustain and suffer injuries. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-26-6154661-S. Filed Dec. 18.

Ohio Mutual Insurance Company, Hartford. Filed by Christine M. Kish, Ridgefield. Plaintiff's attorney: HCW LLP, Ridgefield. Action: The plaintiff suffered a collision allegedly caused by another driver and sustained severe and painful personal injuries. The driver didn't have sufficient automobile insurance to fairly compensate the plaintiff and this triggered an instant claim for underinsured motorist coverage benefits against the defendant. The defendant was notified and allegedly has failed to compensate the plaintiff fairly. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-26-6154757-S. Filed Dec. 22.

Summit Westport LLC, et al. Orange. Filed by Glp 2206 LLC, Greenwich. Plaintiff's attorney: Ford & Paulekas LLP, Hartford. Action: The plaintiff is the holder of a promissory note of the property leased to the defendant, who has allegedly failed to pay the full amount of the monthly rent, therefore in breach of the lease. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-26-6077855-S. Filed Dec. 19.

Stamford Superior Court

Almira Court Condominium Association

Greenwich. Filed by Dawnnette Beckford, Bronx, New York. Plaintiff's attorney: Cooper Law Group, Bridgeport. Action: The plaintiff was lawfully on the premises, controlled by the defendant, delivering food to Unit 50B as part of her work as an Uber Eats driver. After completing her delivery and while walking from the front door area of Unit 50B back toward the shared driveway and parking area, plaintiff was caused to trip and fall due to a raised and uneven bluestone walkway slab located approximately several stones in from the driveway edge. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-26-6057147-S. Filed Nov. 25.

Ohio Mutual Insurance Company

Hartford. Filed by Christine M. Kish, Ridgefield. Plaintiff's attorney: HCW LLP, Ridgefield. Action: The plaintiff suffered a collision allegedly caused by another driver and sustained severe and painful personal injuries. The driver didn't have sufficient automobile insurance to fairly compensate the plaintiff and this triggered an instant claim for underinsured motorist coverage benefits against the defendant. The defendant was notified and allegedly has failed to compensate the plaintiff fairly. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-26-6154757-S. Filed Dec. 22.

Summit Westport LLC, et al.

Orange. Filed by Glp 2206 LLC, Greenwich. Plaintiff's attorney: Ford & Paulekas LLP, Hartford. Action: The plaintiff is the holder of a promissory note of the property leased to the defendant, who has allegedly failed to pay the full amount of the monthly rent, therefore in breach of the lease. The plaintiff seeks more than \$15,000 in monetary damages exclusive of interest and costs and such other further relief the court deems appropriate. Case no. FBT-CV-26-6077855-S. Filed Dec. 19.

DEEDS

Commercial

49 Soundview LLC, Stamford. Seller: Fredy Pabon, Stamford. Property: 49 Soundview Ave., Unit 49. Stamford. Amount: \$255,000. Filed Jan. 2.

523 Mead Associates LLC, Greenwich. Seller: Sutton Land LLC, Greenwich. Property: 523 E. Putnam Ave., Greenwich. Amount: \$1. Filed Jan. 5.

Cifuentes Pedraza, Blanca Cecilia and Rudy Galicia, Stamford. Seller: JMR Partners LLC, Stamford. Property: 2 Washington Court, Unit 12, Stamford. Amount: \$337,000. Filed Dec. 31.

Krupa, Lucas and Heather Krupa, Stamford. Seller: Beach Avenue Ventures LLC, New Canaan. Property: 1616 Long Ridge Road, Stamford. Amount: \$370,000. Filed Dec. 30.

LG Properties 4 LLC, Stamford. Seller: Ludwin Godoy-Catu, Ridgefield. Property: 9 Waverly Place, Stamford. Amount: \$10. Filed Dec. 29.

Plancher, Jamie and Cesar Babin, Greenwich. Seller: Bobolink Lane Realty LLC, Aventura, Florida. Property: 11 Bobolink Lane, Greenwich. Amount: \$1. Filed Jan. 6.

Portico Property LLC, Greenwich. Seller: James H. Dailey and Eileen M.W. Dailey, Greenwich. Property: 14 Old Wagon Road, Old Greenwich. Amount: \$1,530,000. Filed Jan. 7.

Signal Road Properties LLC, Stamford. Seller: Sound Beach Landing LLC, Stamford. Property: 42, 48, 50 and 54 Signal Road, Stamford. Amount: \$7,000,000. Filed Dec. 30.

Tierny AMP LLC, Fairfield. Seller: Andrew Piekarski, Fairfield. Property: 336 Hunyadi Ave., Fairfield. Amount: \$495,499. Filed Jan. 9.

Residential

Alexandre, Marco and Karolina Alexandre, Stamford. Seller: Brendan Brady, Stamford. Property: 887 Westover Road, Stamford. Amount: \$875,000. Filed Dec. 31.

Arteaga, Alvaro, Stamford. Seller: Yolian A. Verquera and Liliana Pulido-Cerquera, Stamford. Property: 16 Houston Terrace, Unit 7, Stamford. Amount: \$370,000. Filed Dec. 30.

Beaumier, Catherine K., Stamford. Seller: Martin A. Malanoski, Stamford. Property: 22 Blackberry Drive East, Stamford. Amount: \$899,000. Filed Dec. 31.

Capps, Kaline and Adonis Capps, Cos Cob. Seller: Henri J. Devigne, Stamford. Property: 17 Old Barn Road South, Stamford. Amount: \$636,000. Filed Dec. 30.

Dearden, Jeffrey G. and Hillary Dearden, Fairfield. Seller: Stacy Brener Kennedy, Fairfield. Property: 409 Rolling Hills Drive, Fairfield. Amount: \$1,350,000. Filed Jan. 6.

Elbaqi, Riahi, Stamford. Seller: Haibo Huang and Yu He, Stamford. Property: 900 Hope St., Unit 8C, Stamford. Amount: \$270,000. Filed Jan. 2.

Stakraft US LLC, Quantitative Analyst, Stamford, CT. Apply fin'l analytical skills to structure complex problems, model power mrkts & make profitable trading decisions Req's Incl: Bach's deg. or foreign equiv. in Fin., Fin. Engg., Engg., Comp. Sci., Math., Stat., or a rel. field & 5 yrs of post-bach's, progressive rel. work exp.; OR Master's deg. or foreign equiv. in Fin., Fin. Engg., Engg., Comp. Sci., Math., Stat., or a rel. field & 1 yr of rel. work exp. Domestic travel may be req'd up to 5%. Int'l travel may be req'd up to 5%. Employer will accept any suitable combo of edu., training, or exp. Salary: \$150,000 - \$195,000/yr. TO APPLY: Email resume to HR_US@ Stakraft.com and specify the job title and location in the subject line. You can also apply directly on our careers website <https://jobs.smartrecruiters.com/Stakraft1/744000103997139-quantitative-analyst>

Ellis, Robert and Ekaterina Ellis, Fairfield. Seller: Phyllis Strickler, Fairfield. Property: 245 Unquowa Road, Unit 34, Fairfield. Amount: \$468,000. Filed Jan. 9.

Esposito, Mary and Michael Esposito, Fairfield. Seller: Pedros Luis and Daniela Luis, Fairfield. Property: 162 Country Road, Fairfield. Amount: \$875,000. Filed Jan. 8.

Fanali, Gary G., Stamford. Seller: Brett J. LaMotta and Emily A. Perez, Stamford. Property: 113 Wood Ridge Drive, Stamford. Amount: \$630,000. Filed Jan. 2.

Galat-Retter, Jai and Ariel J. Prescott, Stamford. Seller: Matilde C. Cotillo, Stamford. Property: 30 Partridge Road, Stamford. Amount: \$1,200,000. Filed Dec. 30.

Honor, Dana and Jared Benoff, Greenwich. Seller: Maryanne Roche and Barbara J. Roche, Fairfield. Property: 44 Deer Run Road, Fairfield. Amount: \$1,107,000. Filed Jan. 6.

ashuba, Liubomyr, Bethel. Seller: Dianne Walker, Bethel. Property: 70 Strawberry Hill Ave., No. 2-2D, Stamford. Amount: \$300,000. Filed Dec. 30.

Kozin, Daniel and Elyssa Kozin, Greenwich. Seller: Glenn Sussman and June Sussman, Juno Beach, Florida. Property: 78 Londonderry Drive, Greenwich. Amount: \$3,254,000. Filed Jan. 6.

Lin, Ju, Stamford. Seller: Congyuan Chu and Wei Xiao, Stamford. Property: 1900 Summer St., Unit 13, Stamford. Amount: \$620,000. Filed Dec. 29.

Mazzeo, Julia A., Fairfield. Seller: Joseph A. Piliero, et al., Fairfield. Property: 160 Fairfield Woods Road, Unit 35, Fairfield. Amount: \$275,000. Filed Jan. 8.

O'Shaughnessy, James Joseph and Betty Ann J. O'Shaughnessy, Fairfield. Seller: Betty Ann J. O'Shaughnessy, Fairfield. Property: 102 Queens Grant Road, Fairfield. Amount: \$N/A. Filed Jan. 5.

Reese, Aniqua, Stamford. Seller: James F. Morris and Barbara J. Morris, Stamford. Property: 71 Strawberry Hill Ave., Unit 203, Stamford. Amount: \$245,000. Filed Dec. 31.

Roemer, Colleen, Stamford. Seller: Hamit Fazio and Alma Sabovic, Stamford. Property: 54 W. North St., Unit 505, Stamford. Amount: \$220,000. Filed Jan. 2.

Russo, Steven W., Cos Cob. Seller: Douglas Trauber and Priya Trauber, Greenwich. Property: 4 Lafayette Court, PH, Greenwich. Amount: \$4,512,000. Filed Jan. 7.

Rutstein, David, Stamford. Seller: Christopher M. Raduazzo, Stamford. Property: 50 Glenbrook Road, Unit 9F, Stamford. Amount: \$375,000. Filed Dec. 30.

Schiavone, Elizabeth, Mamaroneck, New York. Seller: Susan J. Salvaggio, Stamford. Property: 30 Lindsey St., Stamford. Amount: \$839,000. Filed Jan. 2.

Shankaran, Kavitha, Stamford. Seller: John P. Powers and Courtney J. Starcevich, Stamford. Property: 79 Harbor Drive, Unit 306, Stamford. Amount: \$735,000. Filed Dec. 31.

Venegas, Diana, Stamford. Seller: Kyle Hannon and Yu Bai, Stamford. Property: 8 Windel Place, Unit 3, Stamford. Amount: \$400,000. Filed Dec. 30.

Walters, Colin V., Stamford. Seller: Erin Anderson, Stamford. Property: 109 Highland Road, Unit 109, Stamford. Amount: \$440,000. Filed Dec. 31.

Watanabe, Masahiro and Nobuko Watanabe, Trumbull. Seller: Mary Jenness Raine, Stamford. Property: 214 Seaside Ave., Unit 2, Stamford. Amount: \$860,000. Filed Dec. 30.

Wieber, Kathryn and Duncan Brown, Brooklyn, New York. Seller: John Grey Correa and Catherine T. Correa, Fairfield. Property: 25 Millspaugh Drive, Fairfield. Amount: \$899,999. Filed Jan. 5.

Williams, Elizabeth Marie, West Chester, Pennsylvania. Seller: Deborah L. Casey, Fairfield. Property: 133 Green Acre Lane, Fairfield. Amount: \$1,285,000. Filed Jan. 8.

MORTGAGES

5 Northridge Road LLC, Norwalk, by Douglas I. Bayer. Lender: Loan Funder LLC, 645 Madison Ave., 19th floor, New York, New York. Property: 137 Shore Road, Old Greenwich. Amount: \$3,686,000. Filed Dec. 24.

76 Doubling Road Trust, Greenwich, by Jeremy E. Kaye. Lender: Bank of America NA, 20 Greenway Plaza, Suite 900, Houston, Texas. Property: 76 Doubling Road, Greenwich. Amount: \$6,000,000. Filed Dec. 23.

Aikins, Gil, Fairfield, by Antonio Faretta. Lender: Spring EQ LLC, 1 W. Elm St., Suite 450, Conshohocken, Pennsylvania. Property: 145 Halley Ave., Fairfield. Amount: \$155,499. Filed Dec. 18.

AI-Iriane, Hatem Ibraheem Yehya, Stamford, by Simone Douglas. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 30 Birchwood Road, Stamford. Amount: \$224,000. Filed Dec. 19.

Bavaro, Nicholas, Stamford, by Stephen M. Spedaliere. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 157 Cat Rock Road, Cos Cob. Amount: \$2,900,000. Filed Dec. 23.

Beatty, Sasha, Stamford, by Robert A. Pacelli Jr. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 9 Arden Lane, Stamford. Amount: \$864,875. Filed Dec. 17.

Becker, Erin M. and Christopher Zadri Becker, Fairfield, by John R. Fiore. Lender: Ives Bank, 220 Main St., Danbury. Property: 62 Browns Lane, Fairfield. Amount: \$679,700. Filed Dec. 15.

Bellam, Jesse and Sarah Suzanne Becker, Greenwich, by Jeremy E. Kaye. Lender: TD Bank NA, 2035 Limestone Road, Wilmington, Delaware. Property: 12 Juniper Hill Road, Greenwich. Amount: \$1,586,200. Filed Dec. 23.

Benedict Place Owner LLC, Brooklyn, New York, by Perry Anthony Licata. Lender: Santander Bank NA, 437 Madison Ave., 10th floor, New York, New York. Property: Benedict Court- Benedict Place, Greenwich. Amount: \$88,000,000. Filed Dec. 24.

Bhatti, Masood A., Greenwich, by Albert T. Strazzza. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 31 Rockwood Lane, Greenwich. Amount: \$4,225,000. Filed Dec. 23.

Boughton, Laura E. and Amy E. Yann, Fairfield, by Chris Barreto. Lender: Kind Lending LLC, 1920 Main St., Suite 1200, Irvine, California. Property: 417 Riverside Drive, Fairfield. Amount: \$800,000. Filed Dec. 16.

Bruno, Audrey and Victor Bruno, Cos Cob, by Fiona Bratton. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 47 Ridge St., Cos Cob. Amount: \$1,987,500. Filed Dec. 22.

Byington, Jeffrey A. and Cindy L. Robinson, Fairfield, by John S. Demetre. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 86 Fallowfield Road, Fairfield. Amount: \$511,000. Filed Dec. 17.

Capone, Edward and Paige Capone, Stamford, by Gregory S. Kimmel. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 456 Woodbine Road, Stamford. Amount: \$806,551. Filed Dec. 18.

Catino, Kenneth A. and Stephanie B. Catino, Greenwich, by Benjamin McEachin. Lender: Third Federal Savings and Loan Association, 7007 Broadway Ave., Cleveland, Ohio. Property: 190 Hobart Ave., Greenwich. Amount: \$300,000. Filed Dec. 26.

Circelli, David M. and Jeannine G. Circelli, Old Greenwich, by Gelicia Salamone. Lender: M&T Bank, 1 Fountain Plaza, 6th floor, Buffalo, New York. Property: 21 Manor Road, Old Greenwich. Amount: \$500,000. Filed Dec. 23.

Courtney, Kyle, Stamford, by Andrew L. Wallach. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky.

Property: 56 Stone St., Stamford. Amount: \$407,200. Filed Dec. 17.

Crowley, Enda Michael and Anne O'Donnell Crowley, New York, New York, by Marissa Freglette. Lender: CrossCountry Mortgage LLC, 2160 Superior Ave., Cleveland, Ohio. Property: 18 Echo Lane, Greenwich. Amount: \$1,100,000. Filed Dec. 23.

Cunningham, Gary K. and Deborah L. Cunningham, Greenwich, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 57 Byram Terrace Drive, Greenwich. Amount: \$470,000. Filed Dec. 26.

Deyer, Timothy and Bernadette Mastrangel, New York, New York, by Stephen J. Carriero. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 33 Mill Brook Road West, Stamford. Amount: \$1,000,000. Filed Dec. 15.

Doherty, Jeffrey Casen and Katalin Cory Doherty, Southport, by Nicola Corea. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 726 Bronson Road, Southport. Amount: \$465,000. Filed Dec. 15.

Dutile IV, George J. and Jenny M. Dutile, Greenwich, by Thomas Anthony Toscano. Lender: JPMorgan Chase Bank NA, 2500 Westfield Drive, First and second floors, Elgin, Illinois. Property: 24 Stag Lane, Greenwich. Amount: \$275,168. Filed Dec. 22.

Elliot, Denise and James Doles, Spokane, Washington, by Ryan E. Schlotterback. Lender: HSBC Bank USA NA, 66 Hudson Blvd., E., New York, New York. Property: 279 E. Middle Patent Road, Stamford. Amount: \$1,250,000. Filed Dec. 19.

Estela, Juan Miguel and Josefina Martinez, Greenwich, by Maria C. Miller. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 27 Shady Brook Lane, Old Greenwich. Amount: \$695,000. Filed Dec. 26.

Espinosa, Vilma Victoria and Washington Espinoza, Darien, by Phillip J. Toohey. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 83 Mulberry St., Stamford. Amount: \$551,445. Filed Dec. 18.

Items appearing in the Westfair Business Journal's On The Record section are compiled from various sources, including public records made available to the media by federal, state and municipal agencies and the court system. While every effort is made to ensure the accuracy of this information, no liability is assumed for errors or omissions. In the case of legal action, the records cited are open to public scrutiny and should be inspected before any action is taken.

Questions and comments regarding this section should be directed to:

Sebastian Flores
Westfair Communications Inc.
4 Smith Ave., Suite 2
Mount Kisco, NY 10549
Phone: 914-694-3600

Fall, Nicholas and Caroline Fall, Greenwich, by Michael P. Murray. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 219 Overlook Drive, Greenwich. Amount: \$3,390,000. Filed Dec. 24.

Feldman, Charles and Tikva Feldman, Flushing, New York, by N/A. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 27 Crane Road North, Stamford. Amount: \$645,000. Filed Dec. 16.

Flores, Megan Mary and Adrian Flores, Port Chester, New York, by Stephen J. Schelz. Lender: Newtown Savings Bank, 39 Main St., Newtown. Property: 234 Courtland Ave., Stamford. Amount: \$708,000. Filed Dec. 17.

Flynn, Hannah and Austin Flynn, Old Greenwich, by Jeremy E. Kaye. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 17 Edgewater Drive, Old Greenwich. Amount: \$1,450,000. Filed Dec. 23.

Fowler, William and Tatyana Fowler, Greenwich, by Antonio Faretta. Lender: Coastal Community Bank, 910 Campisi Way, Suite 2D, Campbell, California. Property: 14 Concord St., Greenwich. Amount: \$240,000. Filed Dec. 26.

Franks, Marcus and Jane Franks, Old Greenwich, by Gillian V. Ingraham. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 602 Fairfield Ave., Stamford. Amount: \$779,000. Filed Dec. 16.

Gates, Christopher D. and Kristina S. Gates, Fairfield, by Gina Marie Davila. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 37 Verna Field Drive, Fairfield. Amount: \$500,000. Filed Dec. 19.

Gerardi, John and Sharon Gerardi, Stamford, by Charlene M. Pederson. Lender: Ives Bank, 220 Main St., Danbury. Property: 64 Lenox Ave., Stamford. Amount: \$328,000. Filed Dec. 16.

Goldman, Joshua F. Caitlin Goldman, Fairfield, by Descera Daigle. Lender: Bank of America NA, 101 S. Tryon St., Charlotte, North Carolina. Property: 99 Eastlawn St., Fairfield. Amount: \$1,370,000. Filed Dec. 17.

Guider, Alexander and Abigail Pfister, Jersey City, New Jersey, by Lauren J. Mashe. Lender: CMG Mortgage Inc., 3160 Crow Canyon Road, Suite 400, San Ramon, California. Property: 30 Sherman Ave., Greenwich. Amount: \$805,500. Filed Dec. 22.

Gupta, Dina T., Stamford, by Rui Amaral. Lender: Union Savings Bank, 226 Main St., Danbury. Property: 373 Erskine Road, Stamford. Amount: \$400,000. Filed Dec. 16.

Gustafson, John and Courtney Gustafson, Southport, by Lori M. Dion. Lender: Morgan Stanley Private Bank NA, 4270 Ivy Pointe Blvd., Suite 400, Cincinnati, Ohio. Property: 12 Cherry Hill Road, Fairfield. Amount: \$740,000. Filed Dec. 17.

Huntoon, Keith and Karen Huntoon, Stamford, by Thomas Moore. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 112 Akbar Road, Stamford. Amount: \$250,000. Filed Dec. 19.

Kresser, John J. and Michelle E. Kresser, Fairfield, by Shakira George. Lender: Bank of America NA, 100 N. Tryon St., Charlotte, North Carolina. Property: 100 Ann St., Fairfield. Amount: \$462,000. Filed Dec. 15.

Mayus, Marcus A., Greenwich, by Ricky M. Capozza. Lender: Warshaw Capital LLC, 2777 Summer St., Suite 306, Stamford. Property: 3 Finney Knoll Lane, Riverside. Amount: \$2,205,000. Filed Dec. 23.

McCormick, Shaye Anne, Fairfield, by Scarlett A. Almonte. Lender: LoanDepot.com, LLC, P.O. Box 2026, Flint, Michigan. Property: 294 Romanock Road, Fairfield. Amount: \$67,000. Filed Dec. 17.

McTague, Catherine and Kieran McTague, Fairfield, by Robert E. Colapietro. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 512 Joan Drive, Fairfield. Amount: \$200,000. Filed Dec. 15.

Mehta, Jay Mayank and Meagan Marie Pirog, Stamford, by David P. Lasnick. Lender: The Loan Store Inc., 6340 N. Campbell Ave., No. 100, Tucson, Arizona. Property: 2435 Bedford St., No. 21G, Stamford. Amount: \$348,000. Filed Dec. 18.

Molina, Melvin R., North Salem, New York, by Stephen J. Carriero. Lender: JPMorgan Chase Bank NA, 1111 Polaris Parkway, Columbus, Ohio. Property: 91 Strawberry Hill Ave., Unit 1022, Stamford. Amount: \$200,000. Filed Dec. 19.

Murthy, Shrideep and Rutuja Deshpande, Stamford, by Robert E. Colapietro. Lender: Guaranteed Rate Inc., 3940 N. Ravenswood Ave., Chicago, Illinois. Property: 2350 Washington Blvd., No. 2350, Stamford. Amount: \$167,444. Filed Dec. 17.

Nauer, Robert O., Fairfield, by John M. Eichholz. Lender: Traditional Mortgage Acceptance Corporation, 777 108th Ave., NE, Suite 1670, Bellevue, Washington. Property: 44 Vesper St., Fairfield. Amount: \$990,000. Filed Dec. 18.

Nur, Salak and Ayesha Nur, Stamford, by Jonathan A. Wetmore. Lender: Webster Bank NA, 1959 Summer St., Stamford. Property: 1633 Washington Blvd., 5H, Stamford. Amount: \$334,400. Filed Dec. 15.

Pjetri, Alviar and Valmira Marku, New York, New York, by Kellie A. Vazzano. Lender: Pinnacle Mortgage Corp., 835 Hanover St., Suite 301, Manchester, New Hampshire. Property: 161 Brion Drive, Fairfield. Amount: \$448,800. Filed Dec. 15.

Smith, Thomas K. and Susan K. Smith, Greenwich, by John R. Fiore. Lender: GHA Federal Credit Union, 5 Perryridge Road, Greenwich. Property: 46 High St., Greenwich. Amount: \$100,000. Filed Dec. 22.

Rea, Michael A. and Jane L. Rea, Westport, by Lisa Ann Wood. Lender: Citibank NA, 1000 Technology Drive, O'Fallon, Missouri. Property: 109 Buck Board Lane, Fairfield. Amount: \$855,000. Filed Dec. 19.

Riggar, Zachary and Amanda Riggard, Cos Cob, by M. Cassin Maloney Jr. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 5 Stone Brook Lane, Cos Cob. Amount: \$1,258,000. Filed Dec. 23.

Rodriguez, Lealani and Martin Mohabeer, Weston, by Christian W. Bujdud. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 143 Overbrook Drive, Stamford. Amount: \$988,000. Filed Dec. 15.

Rogers, John and Judy Fisher, Riverside, by Antonio Faretta. Lender: US Bank NA, 9380 Excelsior Blvd., Hopkins, Minnesota. Property: 72 Summit Road, Riverside. Amount: \$350,000. Filed Dec. 26.

Roman Santos, Antonio J. and Clara I Roman, Stamford, by Francisco Alberto Cabreja Pena. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 193 Dolphin Cove Quay, Stamford. Amount: \$430,000. Filed Dec. 15.

Salazar, Uriel G. and Katherine Salazar, West Harrison, New York, by Peta-Gay N. Simmonds. Lender: Newrez LLC, 1100 Virginia Drive, Suite 125, Fort Washington, Pennsylvania. Property: 51 View St. W., Greenwich. Amount: \$689,000. Filed Dec. 22.

Slenko, Andre, Fairfield, by Olive Cassandra Denton. Lender: Ives Bank, 220 Main St., Danbury. Property: 145 Reid St., Fairfield. Amount: \$190,000. Filed Dec. 16.

Wilcox, Bradford and Kathleen Haimoff, Fairfield, by John K. Cohane. Lender: Wells Fargo Bank NA, 3201 N. Fourth Ave., Sioux Falls, South Dakota. Property: 2492 Congress St., Fairfield. Amount: \$800,000. Filed Dec. 18.

St. Germain, Gregory and Drew Ryan, Redwood City, California, by Larry Pereira. Lender: Total Mortgage Services LLC, 185 Plains Road, Milford. Property: 180 Oakwood Drive, Fairfield. Amount: \$664,905. Filed Dec. 16.

Thomson, Mitchell and Kayla Thomson, Fairfield, by Adam D. Schlein. Lender: M&T Bank, 1 M&T Plaza, Buffalo, New York. Property: 99 Old Academy Road, Fairfield. Amount: \$2,633,600. Filed Dec. 17.

Tungatirthy, Prasad and Ekaterina Alekseyevna Levkovich, Stamford, by Christopher A. Stratton. Lender: Rocket Mortgage LLC, 1050 Woodward Ave., Detroit, Michigan. Property: 5 E. Ridge Road, Stamford. Amount: \$919,000. Filed Dec. 18.

Vassel, Deidre and David Vassel, Greenwich, by Wileen M. Pate. Lender: Prosperity Home Mortgage LLC, 3060 Williams Drive, Suite 600, Fairfax, Virginia. Property: 70 Glenville St., Greenwich. Amount: \$985,000. Filed Dec. 23.

Voucas, Michael G. and Lisa J. Voucas, Southport, by Robert E. Colapietro. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 162 Butternut Lane, Southport. Amount: \$1,000,000. Filed Dec. 19.

Warren, Daniel and Jillian Warren, Fairfield, by Robert E. Colapietro. Lender: Citizens Bank NA, 1 Citizens Plaza, Providence, Rhode Island. Property: 104 Meadowcrest Drive, Fairfield. Amount: \$200,000. Filed Dec. 16.

Habibi Falafel, 167 Bedford St., Stamford 06901, c/o Habibi Falafel LLC. Filed Jan. 28.

Wilkinson, Maria, Nyack, New York, by Daniel E. Jacobs. Lender: Mortgage Covenants, 748 Rowland Road, Fairfield. Property: 748 Rowland Road, Fairfield. Amount: \$1,600,000. Filed Dec. 16.

Zemantic, Tyler and Carlotta Tramuto, Stamford, by Gillian V. Ingraham. Lender: William Raveis Mortgage LLC, 7 Trap Falls Road, Shelton. Property: 30 High St., Greenwich. Amount: \$680,000. Filed Dec. 22.

Zielinski, Ronald and Elizabeth Grimm, Greenwich, by M. Cassin Maloney Jr. Lender: US Bank NA, 2800 Tamarack Road, Owensboro, Kentucky. Property: 11 Red Coat Lane, Greenwich. Amount: \$2,400,000. Filed Dec. 23.

NEW BUSINESSES

A La Marke, 456 Glenbrook Road, Unit 1209, Stamford 06906, c/o A La Marke LLC. Filed Jan. 20.

Adina Works Productions, 100 Tresser Blvd., Apt. 803, Stamford 06901, c/o Adina Williams. Filed Jan. 22.

Aiden Wikitt, 456 Glenbrook Road, Suite 11 No. 562, Stamford 06906, c/o Next Level Notions LLC. Filed Jan. 23.

Aligned and Onward, 456 Glenbrook Road, Unit 1209, Stamford 06906, c/o A La Marke LLC. Filed Jan. 20.

Even Hotel, 426 Main Ave., Norwalk 06851, c/o Mahendra Patel. Filed Dec. 12.

Varsity Zone of Norwalk, 533 Pacific St., Stamford 06902, c/o The Collectives LLC. Filed Jan. 21.

Lawn Green Landscaping, 22 Glenbrook Road, No. 213, Stamford 06902, c/o Juventino Vidal-Mendoza. Filed Jan. 28.

Longford's Ice Cream - Newfield Green, 597 Newfield Ave., Stamford 06905, c/o Pinnacle Restaurant Strategy LLC. Filed Jan. 28.

RE'EM Greatness in Human Form, 152 Remington St., Bridgeport 06610, c/o Hermax Gilbert. Filed Jan. 28.

Residential Estimating Services, 34 Nursery St., Norwalk 06850, c/o Linda Rotunno Wieland. Filed Dec. 12.

Rine Supply, 246 W. Cedar St., Norwalk 06854, c/o Marthe Guirand. Filed Dec. 18.

Seductress Beauty, 6 Grove St., Norwalk 06854, c/o Remy Sergeline. Filed Dec. 11.

Sweets By Meg, 150 Broad St., 333, Stamford 06901, c/o Meghan Stultz. Filed Jan. 22.

The Lloyd, 148 Broad St., Stamford 06901, c/o RMS-Hotel I LLC. Filed Jan. 15.

Top Pot K BBQ & Hot Pot, 895 Washington Blvd., Stamford 06901, c/o Toppot SF LLC. Filed Jan. 22.

Trovare Home and Garden, 533 Pacific St., Stamford 06902, c/o The Collectives LLC. Filed Jan. 21.

AVP, Payment Processing Technical Lead, Syncrony Bank, Stamford, CT. Sppt cmplx mrchnt sales sttlmnt, remittance prcessing systms and fndng. Req Bach deg or frgn equiv deg in Comp Sci, Comp Engg, IT, or rel fld + 4 yrs of rel wrk exp. 100% Telecommuting Permitted. To apply, email resume to HR Manager referencing job code CT0079 in subject line to: kristine.mackey@syf.com

Legal Notices

Notice of Formation of Start Smart Solutions, LLC. Articles of Organization filed with Secretary of State of NY (SSNY) on 09/06/2025. Office location: Westchester County. SSNY designated as agent of Limited Liability Company (LLC) upon whom process against it may be served. SSNY should mail process 35 Mahopac Avenue, Amawalk, NY 10501. Purpose: Any lawful purpose. #63943	Notice of Formation of Solora Retreats LLC. Articles of Organization filed with the Secretary of State of New York (SSNY) on November 6, 2025. Office location: Westchester County, NY. SSNY designated as agent of the LLC upon whom process may be served. SSNY shall mail process to: 30 Lake Street, Apt. 9B, White Plains, NY 10603. Purpose: to engage in any lawful act or activity. #63947	Notice of Formation of Le Soro LLC. Arts. of Org. filed with SSNY on 07/28/2025. Office location: Westchester County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to Le Soro LLC 21 Orchard Lane Elmsford NY 10523. Purpose: any lawful purpose. #63952	Notice of Formation of K.E. Miller Consulting, LLC. Arts. of Org. filed with SSNY on 1/6/26. Offc. Loc: Westchester Cty. SSNY design. as agent of LLC upon whom process may be served. SSNY shall mail process to 304 S. Lexington Ave., White Plains, NY 10606. Purpose: any lawful purpose. #63955	Notice of Formation of JB HUDSON LINE LLC. Articles of Organization filed with the Secretary of State of New York (SSNY) on 01/20/2026. Office location: Westchester County, NY. SSNY is designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of process to: 59 Alta Vista Dr, Yonkers, NY, 10710. Purpose: any lawful activity. #63959
Notice of Formation of YOUNG MCNALLY GROUP, LLC. Articles of Organization filed with SSNY on 09/05/2025. Office Location: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to: Elizabeth McNally, 5 Fox Meadow Road, Scarsdale, NY 10583. Purpose: any lawful purpose. #63945	Notice of Formation of Hardcore In The 914 LLC Articles of Organization filed with the Secretary of State of New York on 1/5/2026. Office location: Westchester County. The Secretary of State has been designated as agent of the LLC upon whom process may be served. The Secretary of State shall mail a copy of any process to: Hardcore In The 914 LLC, 8 Arden Drive, Hartsdale, New York 10530. Purpose: any lawful act or activity. #63948	Notice of Formation of Hardcore In The 914 LLC Articles of Organization filed with the Secretary of State of New York on 1/5/2026. Office location: Westchester County. The Secretary of State has been designated as agent of the LLC upon whom process against it may be served. The Secretary of State shall mail a copy of any process to: Hardcore In The 914 LLC, 8 Arden Drive, Hartsdale, New York 10530. Purpose: any lawful act or activity. #63948	Notice of Formation of HoYi Consulting LLC. Articles of Organization filed with Secretary of State of NY (SSNY) on 1/19/2026. Office location: Westchester County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: HoYi Consulting LLC, 12 Jeffrey Ln, Chappaqua, NY 10514. Purpose: Any lawful act. #63957	Notice of Formation of HoYi Consulting LLC. Articles of Organization filed with Secretary of State of NY (SSNY) on 1/19/2026. Office location: Westchester County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: HoYi Consulting LLC, 12 Jeffrey Ln, Chappaqua, NY 10514. Purpose: Any lawful act. #63957
Name of Limited Liability Company (LLC): Black Paw Group LLC. Date of filing Articles of Organization with the Secretary of State (SSNY) 1/5/26. The LLC is in Westchester County. The SSNY has been designated as agent of the LLC upon whom process against it may be served. The address to which the SSNY shall mail a copy of any process against it served is to the principal business location at 9 Grace Lane, Ossining NY 10562. Purpose: any lawful business activity. #63946	Notice of Formation of DB BUILDING MAINTENANCE SERVICES LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 01/06/2026. Office location: Westchester County. Princ. Office of LLC: c/o The LLC 303 East 3rd St., Mt. Vernon, NY 10553. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC at the address of its principle office. Purpose: Any lawful activity. #63950	Notice of Formation of SIXA LIVE LLC. Articles of Organization filed with the Secretary of State of New York (SSNY) on December 18, 2025. Office location: Westchester County. Secretary of State of New York has been designated as agent of the LLC upon whom process against it may be served. #63954	Notice of Formation of Volia Group, LLC Art. Of Org. Filed with SSNY on 12/30/2025 Offc. Loc: Westchester Cty. SSNY design as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 135 Beacon Hill Dr., Dobbs Ferry, NY 10522. Purpose: any lawful activity. #63958	Notice of Formation of Volia Group, LLC Art. Of Org. Filed with SSNY on 12/30/2025 Offc. Loc: Westchester Cty. SSNY design as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 135 Beacon Hill Dr., Dobbs Ferry, NY 10522. Purpose: any lawful activity. #63958

Sealed bids will be received as set forth in Instructions to Bidders (<https://www.dot.ny.gov/bids-and-lettings/construction-contractors/important-info>) until 10:30 A.M. on Thursday, February 26, 2026 at the NYSDOT, Office of Contract Management, 50 Wolf Rd, 1st Floor, Suite 1CM, Albany, NY 12232 and will be publicly opened and read. Maps, Plans and Specifications may be seen at Electronic documents and Amendments which are posted to www.dot.ny.gov/doing-business/opportunities/const-notices.

The New York State Department of Transportation, in accordance with the Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation and Title 23 Code of Federal Regulations, Part 200, Title IV Program and Related Statutes, as amended, issued pursuant to such Act, hereby notifies all who respond to a written Department solicitation, request for proposal or invitation for bid that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, sex, age, disability/handicap and income status in consideration for an award.

BIDDERS SHOULD BE ADVISED THAT AWARD OF THESE CONTRACTS MAY BE CONTINGENT UPON THE PASSAGE OF A BUDGET APPROPRIATION BILL BY THE LEGISLATURE AND GOVERNOR OF THE STATE OF NEW YORK.

Please call (518)457-2124 if a reasonable accommodation is needed to participate in the letting.

Region 08: New York State Department of Transportation
4 Burnett Blvd., Poughkeepsie, NY, 12603

D265647, PIN 809948, FA Proj , Westchester Co., RETAINING WALL & PAVEMENT IMPROVEMENTS - Route 907K, City of Yonkers., Bid Deposit: 5% of Bid (~ \$200,000.00), Goals: DBE: 0.00%

D265712, PIN 815518, FA Proj , Rockland Co., PAVEMENT MAINTENANCE - NY Route 304, Town of Clarkstown., Bid Deposit: 5% of Bid (~ \$750,000.00), Goals: DBE: 0.00%

D265729, PIN 881596, FA Proj , Columbia, Orange, Putnam Cos., BRIDGE PAINTING - Various Locations., Bid Deposit: 5% of Bid (~ \$200,000.00), Goals: DBE: 0.00%

Sealed bids will be received as set forth in Instructions to Bidders (<https://www.dot.ny.gov/bids-and-lettings/construction-contractors/important-info>) until 10:30 A.M. on Thursday, March 05, 2026 at the NYSDOT, Office of Contract Management, 50 Wolf Rd, 1st Floor, Suite 1CM, Albany, NY 12232 and will be publicly opened and read. Maps, Plans and Specifications may be seen at Electronic documents and Amendments which are posted to www.dot.ny.gov/doing-business/opportunities/const-notices.

The New York State Department of Transportation, in accordance with the Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation and Title 23 Code of Federal Regulations, Part 200, Title IV Program and Related Statutes, as amended, issued pursuant to such Act, hereby notifies all who respond to a written Department solicitation, request for proposal or invitation for bid that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, sex, age, disability/handicap and income status in consideration for an award.

BIDDERS SHOULD BE ADVISED THAT AWARD OF THESE CONTRACTS MAY BE CONTINGENT UPON THE PASSAGE OF A BUDGET APPROPRIATION BILL BY THE LEGISLATURE AND GOVERNOR OF THE STATE OF NEW YORK.

Please call (518)457-2124 if a reasonable accommodation is needed to participate in the letting.

Region 08: New York State Department of Transportation
4 Burnett Blvd., Poughkeepsie, NY, 12603
D265693, PIN 881376, FA Proj , Putnam Co., BRIDGE REPLACEMENTS - Ramp G of I-84 over Interstates 84 & 684, Town of Southeast., Bid Deposit: 5% of Bid (~ \$1,500,000.00), Goals: DBE: 0.00%

The Annual Return of the Mucci Family Foundation for the year ended December 31, 2025 is available at its principal office located at c/o Shulman Jones & Company, 287 Bowman Avenue, Suite 236, Purchase, New York 10577 for inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal manager of the Foundation is: Robert Mucci Dated: February 2026 #63961

The Annual Return of the KASS Warren Foundation Corp. for the year ended December 31, 2025 is available at its principal office located at c/o Shulman Jones & Company, 287 Bowman Avenue, Suite 236, Purchase, New York 10577 for inspection during regular business hours by any citizen who requests it within 180 days hereof. Principal manager of the Foundation is: Alan Warren Dated: February 2026 #63962